

An opportunity to purchase a
piece of Nebraska cattle
feeding history

FOR SALE

**Property Owner: Louis Dinklage, LLC -
Driftwood Feedlot**

**Legal Description: N 1/2 of Section 10, Township 23 North,
Range 4 East of the 6th P.M., Cuming County, Nebraska
Property is improved with a 12,000 head permitted cattle
feeding operation on 320 acres**

2021 Assessed value - \$1,344,325

2020 Real estate taxes - \$12,956.72

**Located 1 mile south of Wisner on Cuming County 6th Road,
then 1 1/2 miles west along River Road**

Midwest Land Company

Dave Ewing, Broker, 402-375-9086

**For showing contact Jerry Lewis, Listing agent,
402-380-8323**



Land Use	Acres in Class
Cropland – Class I and II soil types (estimated)	47.93
Pasture and Recreational Land	160.89
Cattle Feedlot	102.00
Rural Building Site	5.47
House Site	1.00
Roads and Waste	2.71
TOTAL ACRES	320.00

General Improvements

One irrigation well in the northwest corner of farm.

US Electric 25 horsepower motor. Western Land Roller pump.

Two stock wells for providing domestic and livestock water.

House: 2,528 square feet

Office: 240 square feet

Shop & Machine shed: 50 feet by 80 feet = 4,000 square feet (South 30 feet insulated for shop)
Built in 1980

Open front machine shed: 30 feet by 64 feet = 1,920 square feet Built in 1970

Feed storage and processing

Old concrete bunker silo: 70 feet by 150 feet

Concrete pad: 120 feet by 160 feet

Corn crib building: 28 feet by 32 feet with a lean to addition

Two metal bulk bins and three poly liquid feed tanks

Cattle processing/shipping/receiving

Processing shed: 60 feet by 80 feet = 4,800 square feet Built in 1997.

metal handling chute and metal loading chute

hydraulic squeeze chute

vet room

staging pens on north side of building

3 holding pens with fence line bunks and water tanks

Cattle feeding pens

East yards: 14 total pens with 2,330 lineal feet of bunk space with gravel feed alleys

16 foot concrete apron behind bunks

wood post with metal and barbed wire fencing

water tank in pens

1 pen (#33) is leased from the Bloedorn family.

West yards: 17 feeding pens with 3,430 lineal feet of bunk space with gravel feed alleys

Pens built from 1997 to 2001

16 foot concrete apron behind bunks

wood and fiberglass post with five high tensile wire fencing with three wires hot

concrete water tanks in pens

Confinement barns: Two confinement barns. North barn built in 1983. South barn added in 1997.

900 head capacity in each barn

concrete fence line bunks with gravel feed alley

concrete slatted pen area over a pit for holding livestock waste

7 pens in the north barn and 8 pens in the south barn

Livestock Waste Control/Permit



National Pollutant Discharge Elimination System (NPDES) permit is valid through April 1, 2022.

One holding pond. 7 debris basins for collecting runoff from pens. One lift station for pumping waste from east yards to the holding pond.

3 quality control monitoring wells.

Underground pipe from holding pond to fields owned by Louis Dinklage, LLC

Other Information

Borrow pit for getting new dirt for the feedlot is located on land owned by Louis Dinklage, LLC. Owner willing to negotiate terms for getting dirt for feedlot.

Property is leased through December 31, 2022.

Adjoining farmland owned by Louis Dinklage, LLC is available for manure disposal.

Buyer may get the opportunity to match bid on leasing the adjoining cropland.