

Diversified Cattle Operation
18022 520th St
Centerville, IA 52544

\$595,000
8± Acres
Appanoose County



Diversified Cattle Operation
Centerville, IA / Appanoose County

SUMMARY

Address

18022 520th St

City, State Zip

Centerville, IA 52544

County

Appanoose County

Type

Farms, Single Family, Residential Property

Latitude / Longitude

40.725874 / -92.946103

Dwelling Square Feet

1,200

Bedrooms / Bathrooms

2 / 2

Acreage

8

Price

\$595,000

Property Website

<https://arrowheadlandcompany.com/property/diversified-cattle-operation-appanoose-iowa/94072/>



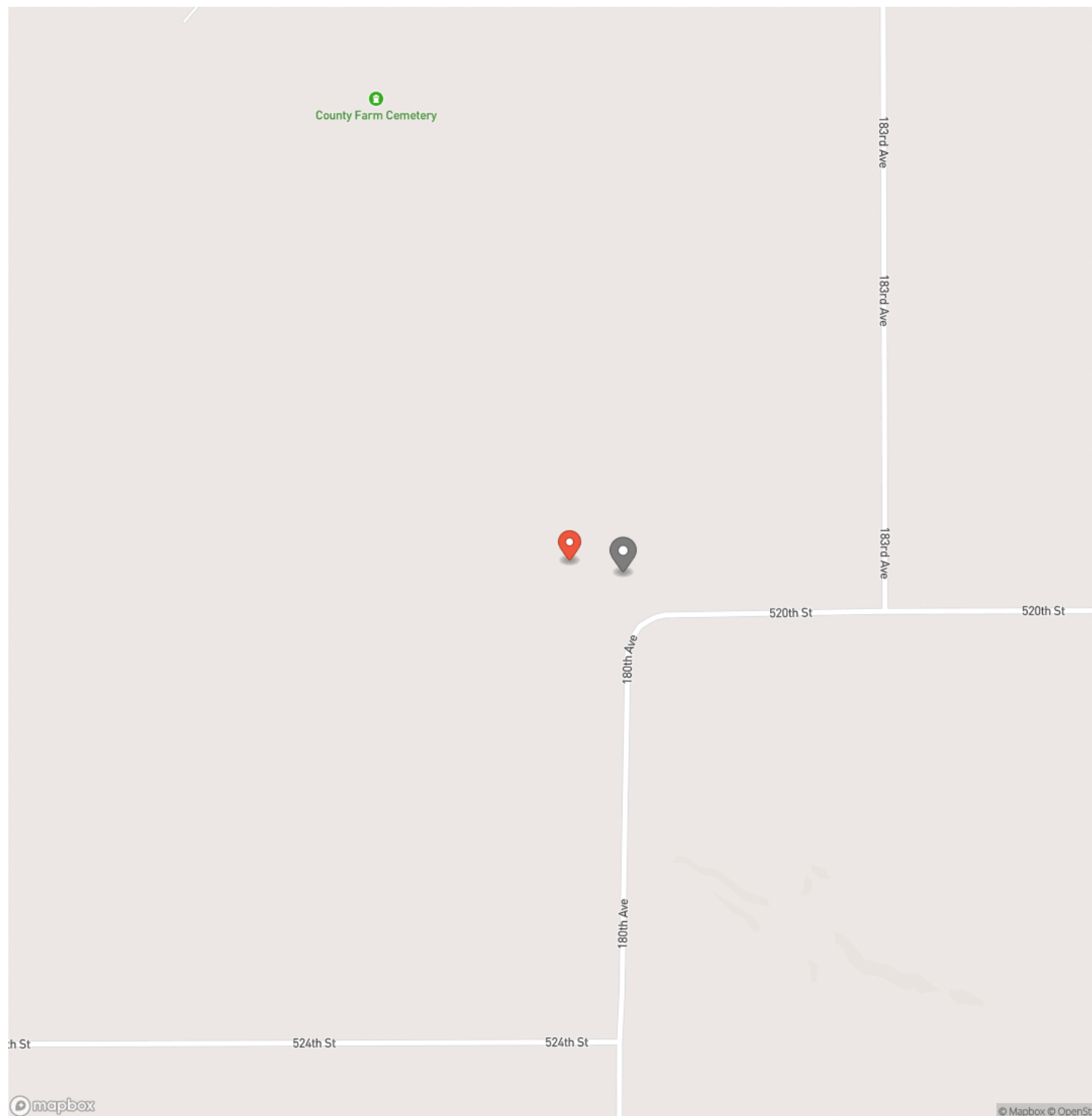
PROPERTY DESCRIPTION

It is not often that a phenomenal livestock business opportunity arises! However, for those looking, your next purchase is here! Introducing this turn-key cattle operation, equipped with outbuildings, bunk silo, grain bins and a home situated on 8 +/- acres in Appanoose County, Iowa. Pull into the gravel drive and one will immediately notice the star of this excellent property is the 12,600 +/- sq/ft monoslope cattle barn, with an attached office space. The barn is equipped with 4, 36'x'48' pens with 2 additional sick pens that are 15'x24 in dimension. Feeding and watering cattle is no problem with two full length concrete bunks surrounding both the North and South end of this operation and 2 large watering stations, and an additional, small waterer set up on rural water. This cattle facility was built in 2020 and due to unfortunate medical circumstances the owner has not been able to use the facility as intended and it has been used very little. The confinement was built to house 350 +/- head of cattle comfortably. The barn is equipped with power and water, which includes a finished concrete floor, and sits on top of an 8 +/- foot pit. A loading chute has been strategically placed within this facility making all of its assets come together to form an extremely efficient operation. Two utility buildings sit adjacent to the cattle barn, at 1,280 +/- and 2,400 +/- sq/ft respectively. These could be used for storage or a wide variety of other uses. A massive bonus to this property are the two grain bins, holding 53,000 and 7,000 bushels apiece, adding value to the property for any row crop farmer or providing an additional source of income for a cattle operation not utilizing them. There is also a charming 1,200 sq ft, 2 bed, 2 bath home conveniently located on the property. This includes a cozy kitchen and dining room space, a living room, and an unfinished basement space which could be customized however one desires. The home saw many updated features in 2024 with a new roof, siding furnace, water heater and a generous concrete slab on the North end of the house. The seller is flexible to accommodate the needs of any buyer. While available, more acreage is an option for a buyer focused on a more expansive cattle operation. Please refer to the 180 acre Appanoose County tillable listing on the Arrowhead Land Company website. This place is conveniently located just 3+/- miles from the amenities of Centerville, and 7 +/- miles from Cincinnati. This diverse cattle operation is a very rare opportunity to come by! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Noble at [\(641\) 799-9012](tel:6417999012) . Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

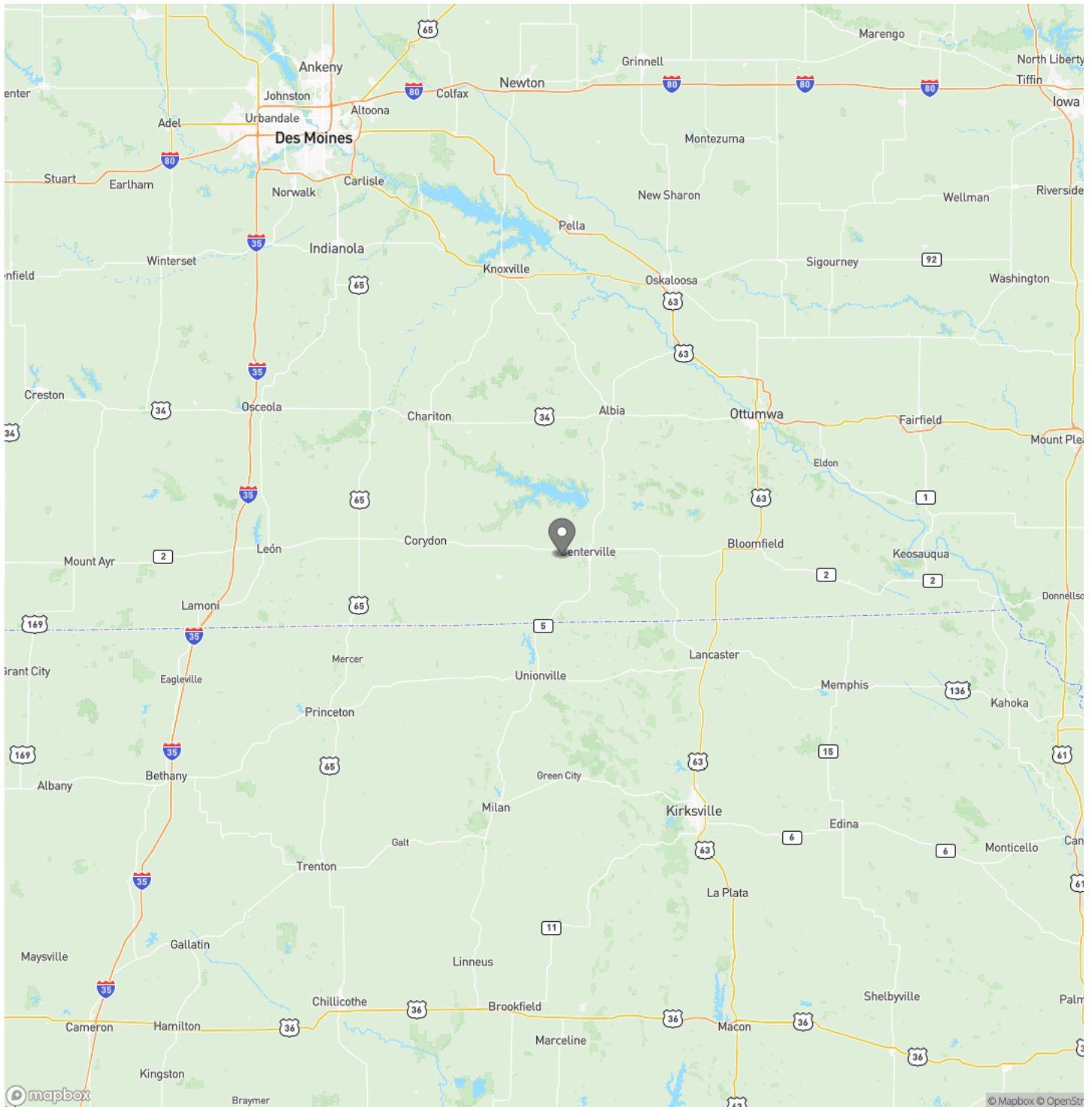
**Diversified Cattle Operation
Centerville, IA / Appanoose County**



Locator Map



Locator Map



Satellite Map



Diversified Cattle Operation Centerville, IA / Appanoose County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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<https://arrowheadlandcompany.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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