

# TMC Feeders

206.80 Acres | Scott County, KS | \$1,400,000



## Activities & Amenities

Cattle/Ranch  
Farm/Crops/Ag  
Income Producing

## Land Details

Address: 5010 Big Valley Dr., Scott  
City , Kansas 67871, USA

Closest Town: Scott City

Total Acres: 206.80

Deeded Acres: 206.80

Zoning: Ag

Elevation: 2975

Topography: Level to Rolling

Vegetation: grass and feedlot

Water Rights: Yes, All appurtenant water  
rights associated with this property  
will transfer to the Buyer at Closing.

Business is included

Income Type: Feedlot

Estimated Taxes: \$6,286.97 - 2024

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2

Style of Home(s): Ranch

Stories: 1

Basement: None

Water Provider: well

Outbuildings: 7

Other Improvements: Feedlot

Fence Type: Barbed wire, pipe and wood



### **Property Summary**

TMC Feeders is a 4900 head, permitted feedyard at 5010 Big Valley Drive, Scott City, KS. The Sellers are very proud of the feedyard and believe it to be one of the nicest small feedyards in the State. The feedyard is situated on 206 +/- acres and is fully operational. There are two homes on the property.

The List Price does not include cattle, grain, feed supplements or fuel. The rolling stock is priced separately.





## Land

This property consists of approximate 206-/+ total acres of which 37-/+ acres is cattle feeding facility and the remaining acres are in native grass and the improvement sites. The cattle feeding facility consists of approximately 25 acres of open lots and feed alleys currently permitted for 4900 head and currently feeding 3000 head.

## Improvements

- TMC Feeders feedyard would be ideal for dairy or beef cattle heifer development.
- There is approximately 4000 +/- linear feet of bunk space with a 10' concrete apron attached.
- The facility consists of approximately 60% wood pens and 40% pipe pens.
- Enclosed Working/Hospital facility with Daniels Manufacturing alley and Silencer hydraulic chute.
- Feed Mill with roller mill, 12,000 bu. grain storage. 1-10,000 bu. and 1- 2,000 bu. bin (3rd bin is not usable) Liquid protein tank.
- Feeding pens are equipped with Johnson concrete overflow tanks in each pen.
- There is a 4-bay commodity storage facility (approximately 30' x 100')
- 2 Maintenance buildings (approximately 45'x 100' and 30'x 50')
- Cattle Scales 12' x 34' with office/break room attached to the main shop.
- Shipping and receiving pens with large loading chute.
- 2 silage pits – combined capacity 7,000 +/- tons.
- Main Office building complete with office equipment and Pro-Feeder accounting software system used to track feed, head days, etc.
- There are 2 manufactured homes on the property for hired help. The main home is a 3 bedroom, 2 bathroom house with a 2 car attached garage, concrete patio and a new privacy fence. The 2nd home is a 3 bedroom, 1 bathroom house with an additional storage building.
- The native grass pastures are equipped with automatic waterers.
- Silage currently in the silage pit is included in the listing price.





## Agriculture

Commercial cattle feeding and native pasture.

## Water/Mineral Rights & Natural Resources

Water: There are 3 water wells located on the property. 2 of these wells are located on in Section 22 which allotted up to 8.47 million gallons per year (26-/+ acre-feet) per calendar year for stock water (Certificate of Appropriation from the State of Kansas, Division of Water Resources Water Right, File No. 34,508) The third well is located in Section 27 which is allotted up to 4.74 million gallons (14.55-/+ acre-feet) per calendar year for stock water. (Certificate of Appropriation from the State of Kansas, Division of Water Resources Water Right, File No.45,843)

Lagoon: Runoff from the 37 acres of open lots and associated area is directed North via channels to a single cell earthen retention structure preceded by a sedimentation basin. The sedimentation basin measures 350 feet x 150 feet with a total depth of 4.5 feet and provides approximately 2.3 acre feet of storage capacity. Wastewater is conveyed from the sedimentation basin north via a concrete spillway to the retention structure. The square shaped RS measures, at the top of berm, 350 feet x 350 feet with a total depth of 10 feet with 4:1 side slopes. The retention structure provides approximately 16.8 acre-feet of storage capacity at the two-foot freeboard level. The affluents can be pumped to the neighboring irrigation pivot.

## General Operations

Commercial Cattle Feeding.





## Region & Climate

### Weather Highlights

- Summer High: the July high is around 92 degrees | Winter Low: the January low is 16
- Rain: averages 21 inches of rain a year | Snow: averages 20 inches of snow a year

Scott City, KS has a continental climate with cold winters and hot summers. During the winter months, temperatures can drop as low as -14 °F, while during the summer months temperatures can climb up to around 92 °F. The city experiences moderate precipitation throughout the year, with an average of 17 inches of rain and snow annually. Snowfall usually starts in late November and continues until mid March. During the spring months, Scott City enjoys warm breezes that help bring out blooms of wildflowers and other plants unique to this area.

- Scott City, Kansas gets 21 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Scott City averages 20 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 250 sunny days per year in Scott City. The US average is 205 sunny days.

Scott City gets some kind of precipitation, on average, 62 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

### Location

TMC Feeders is located in Scott County, KS in the heart of cattle feeding country. From Scott City Kansas go North on US HWY 83 approximately four miles, then go West on County Rd 190 three miles, then North on Big Valley Drive one mile. Feedyard sets on the East side of road.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

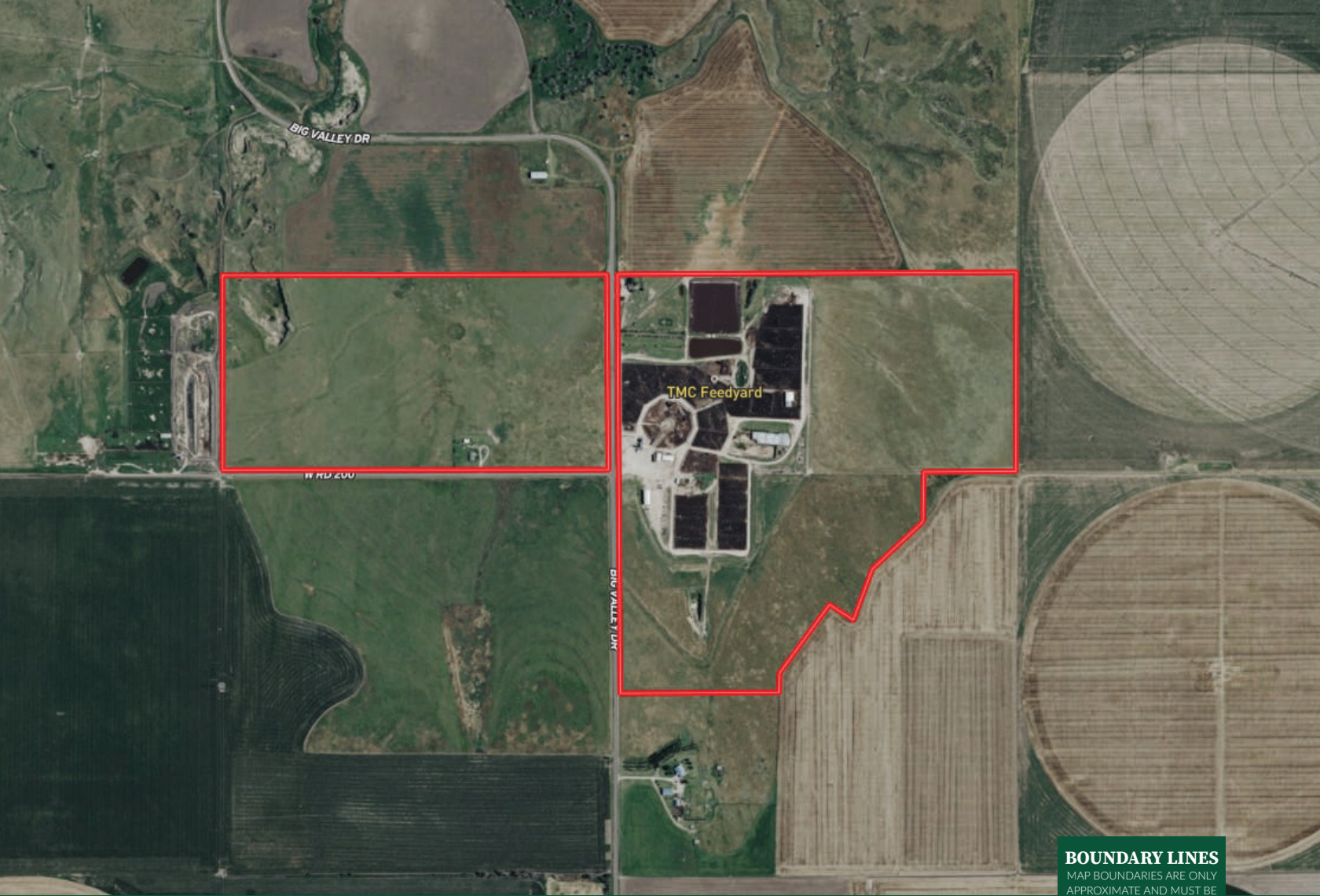


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

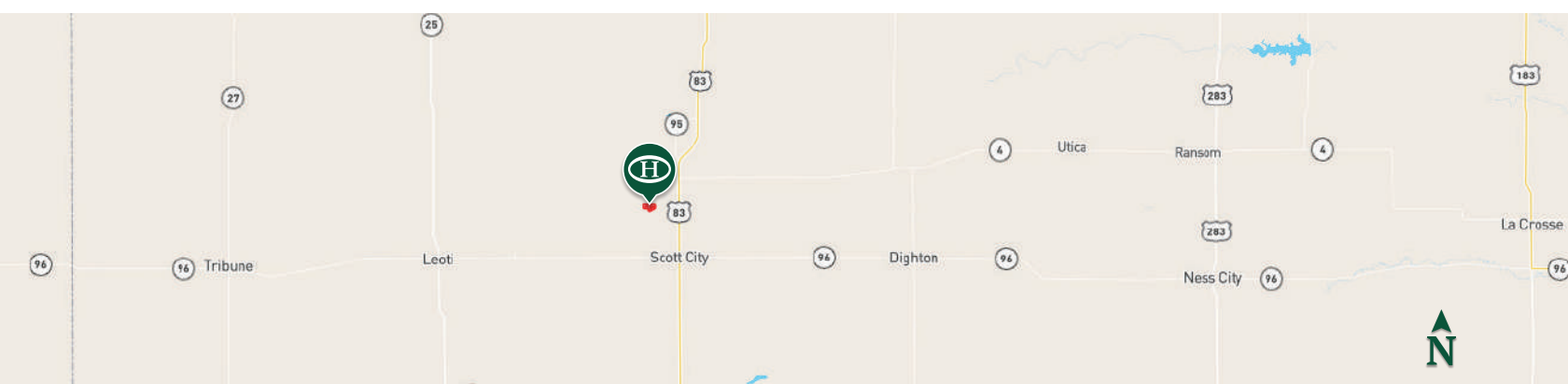
Scan to see more  
testimonials








**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



## Rick Kusel

-  Auctioneer, Broker Associate,  
Licensed in CO, KS, NE, OK, SD & WY
-  RKusel@haydenoutdoors.com
-  970.554.1762



**HAYDEN  
OUTDOORS.  
REAL ESTATE**

