

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**MULTI USE
PROPERTY**

Wayland, IA

20 +/- Acres

OFFERED AT:

\$1,000,000

ABOUT THIS PROPERTY:

Investors, farmers, and country-life seekers
— this property deserves a look!

This unique property offers a wide range of opportunities for the new owner, whether you're looking to expand your farming operation, add livestock income, build your dream shouse/barndominium, or invest in a property with current and future income potential.



More About this Property:

60' x 112' Shouse/Barndominium:

Built in 2017, the shouse/barndominium sits along the northern edge of the property and provides an excellent foundation for a buyer to finish and customize to their needs. The 60' x 112' building features four overhead doors, including one 14-foot door, one 12-foot door, and two 10-foot doors.

The approximately 80' x 60' shop area is equipped with:

- Spray-foamed walls
- Multiple trench drains
- In-floor heat loops
- Electricity stubbed in
- Water stubbed in

The living area is currently designed for approximately 1,950 square feet of first-floor living space plus 1,235 square feet on the second floor.

The living quarters include:

- In-floor heat loops
- Partially spray-foamed walls
- In-floor plumbing already installed
- Septic system installed
- Stud walls in place on the first floor
- Flexible first-floor layout that could be reframed to suit the buyer
- Wide-open second floor ready for the buyer to finish as desired
- Wrap-around patio awning

Whether you envision a large country home, multi-generational living space, or a combination of living and business uses, this building provides an incredible starting point.

Approximately 15 Acres of Tillable Ground:

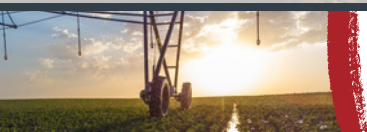
The approximately 15 +/- acres of tillable ground had been in alfalfa for more than seven years before being planted to soybeans in 2026 following the first crop of hay. The waist-high 2026 soybean crop showcases the fertility and potential of this ground. The tillable acres are currently farmed by a local neighbor under a crop-share agreement. A future owner could continue the arrangement, cash rent the acres, or farm them as part of their own operation.

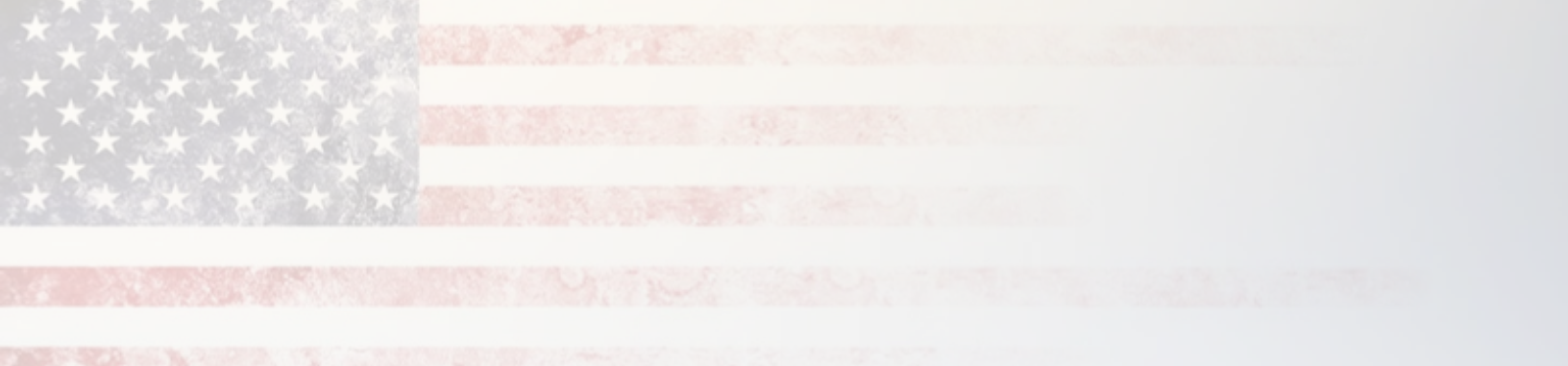
51' x 201' Hog Building:

Located on the southeast corner of the property, the hog building was also constructed in 2017 and is currently rented to a local company raising feeder pigs through finishing.

The approximately 51' x 201' building can house approximately 1,250 head of finish hogs and features:

- Two 12-foot steel feed tanks
- Propane tanks for heating
- 8-foot-deep pit
- Five tunnel ventilation fans





Under the current rental arrangement, the tenant is responsible for hog chores, electricity, and propane. The property owner is responsible for rural water and building upkeep.

The property owner also retains the manure produced by the hog building, providing an additional benefit as the value of quality manure and fertilizer continues to increase.

A Property With Multiple Income & Use Opportunities:

This is a rare opportunity for someone who has additional tillable acres nearby, is involved in livestock production, has hog contracts in the area, or is looking for a large shouse-style country home.

For investors, the property offers the potential for 4–5%+ ROI, along with multiple avenues for current and future income.

Properties combining tillable ground, livestock infrastructure, income-producing buildings, and a large shouse/barndominium are hard to find.

Whether you're an investor, farmer, livestock producer, or someone looking to create a unique country property, this one offers the flexibility to make it your own.

Contact Steve "Scuba" Scheuers at [319-931-4507](tel:319-931-4507) to schedule a private showing and take a look at this one-of-a-kind multi-use property!

Legal: Lots 1 and 2 of NE part of the SE ¼ 32-73-7 Henry County, IA

Address: 1581 Clayton Ave. Wayland, IA

Taxes: \$4254

Directions: From Mt Pleasant, head north on 218 until 170th St. Turn left and continue 4.8 miles onto 5th St. for .2 miles. Turn right on Ash Ave. for .2 miles. Turn left onto Merrimac Rd. At the intersection of Merrimac Rd. and Clayton Ave., turn right and the property will be on the left.

From Wayland, head south on Dakota Ave. Take a right on 140th St. and turn left on Clayton Ave. The property will be on right side, 1.61 miles south of 140th St.

FEATURES:

- 20 +/- acres
- 60 x 112 shouse/barndominium with 60 x 80 shop and 32 x 60 living quarters
- 51 x 201 hog barn
- 15 +/- tillable acres



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AND SELL LAND

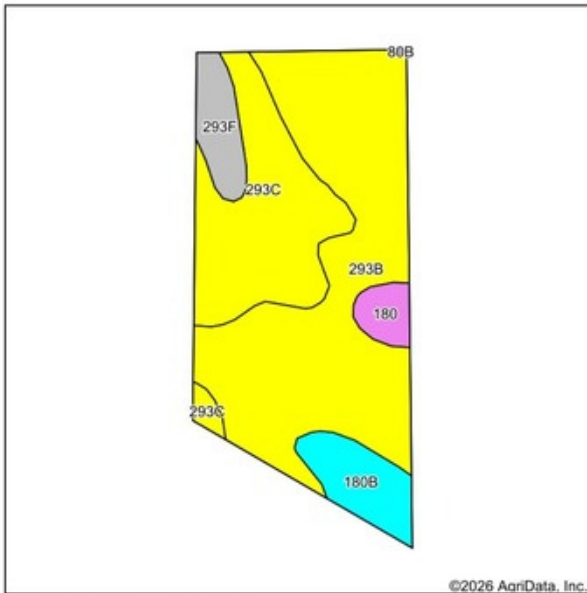


HENRY COUNTY,
IOWA

Aerial Map



Soils Map



State: **Iowa**
 County: **Henry**
 Location: **32-73N-7W**
 Township: **Jefferson**
 Acres: **20**
 Date: **8/29/2026**

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 Scheuers at
 319-931-4507



Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	*n NCCPI Soybeans
293B	ChelseaFayetteLamont complex, 2 to 5 percent slopes	11.24	56.2%		I/ve	49	49
293C	ChelseaFayetteLamont complex, 5 to 9 percent slopes	5.36	26.8%		II/le	44	49
180B	Keomah silt loam, 2 to 5 percent slopes	1.59	8.0%		I/le	76	73
293F	ChelseaFayetteLamont complex, 18 to 25 percent slopes	1.17	5.8%		V/le	11	31
180	Keomah silt loam, 0 to 2 percent slopes	0.64	3.2%		I/hw	80	77
				Weighted Average	3.63	48.6	*n 50.8

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

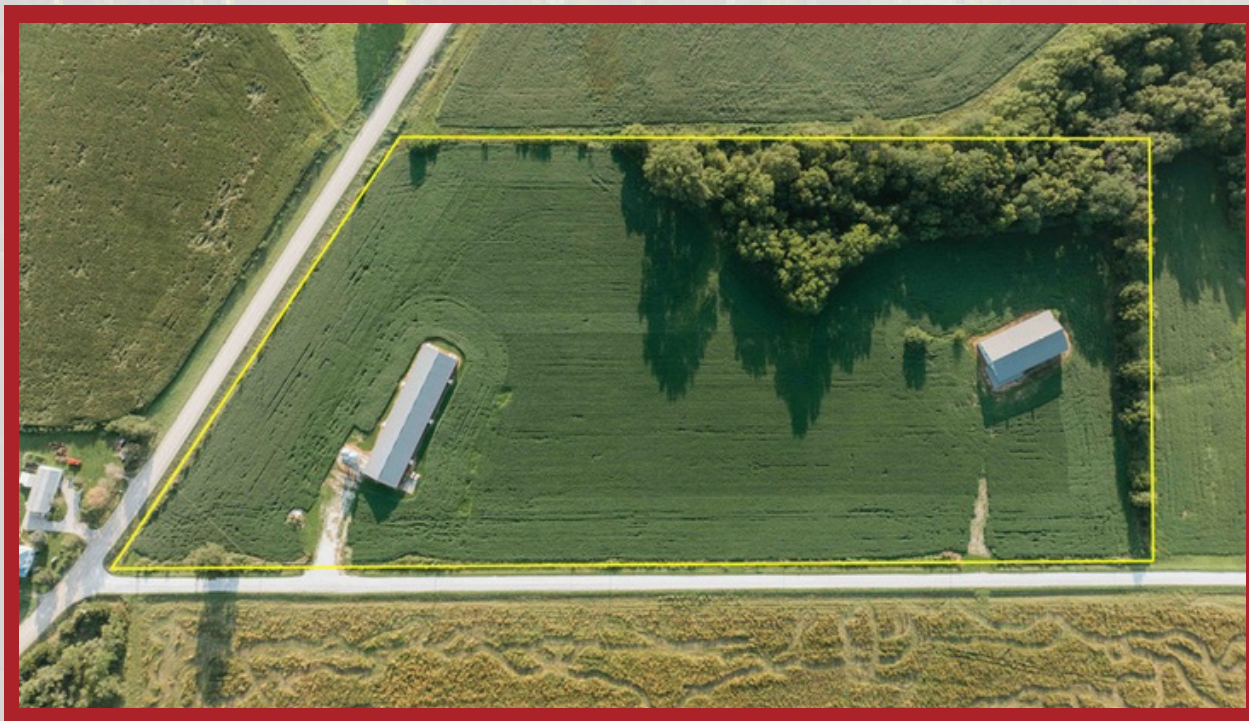
*c: Using Capabilities Class Dominant Condition Aggregation Method

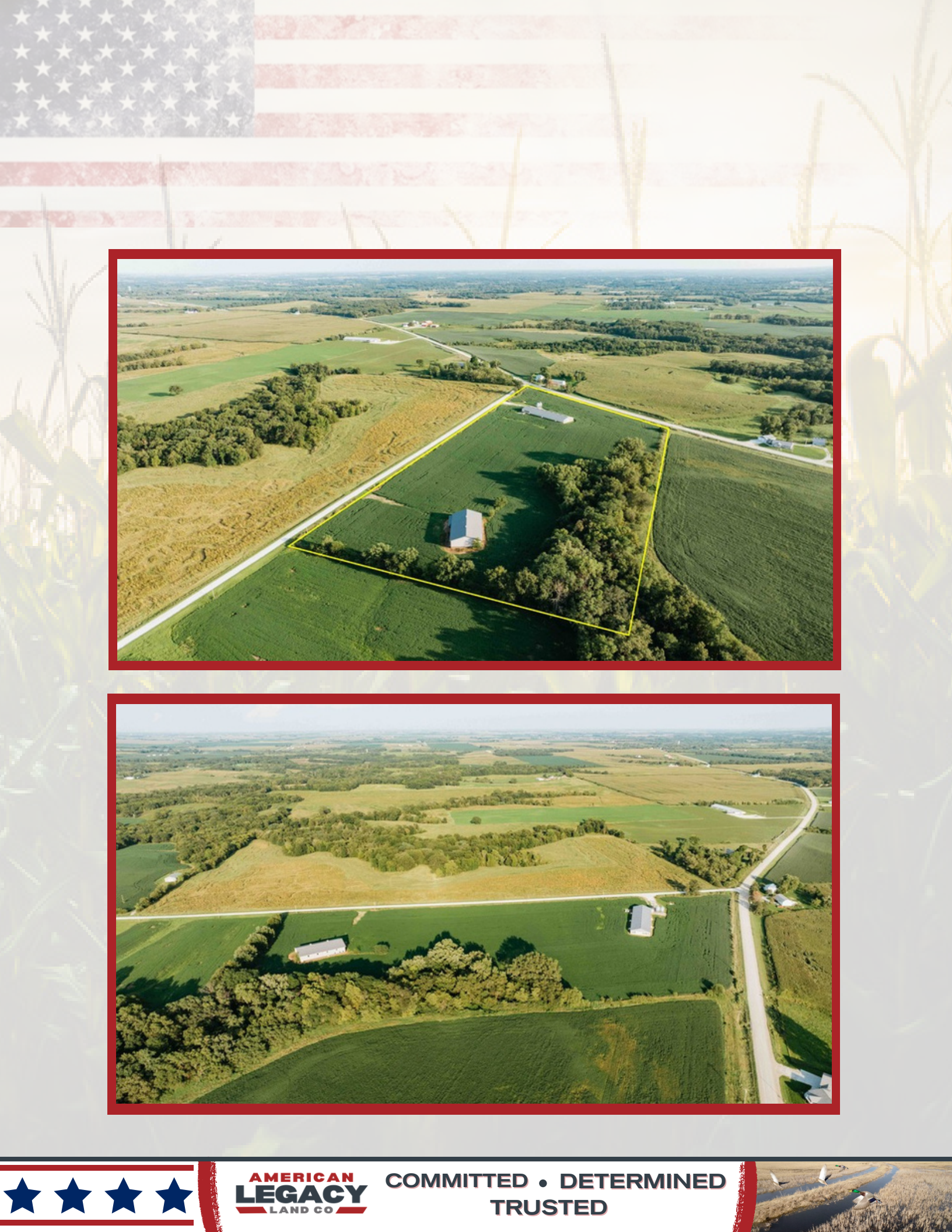


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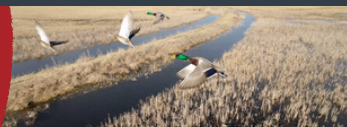






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**COMMITTED • DETERMINED
TRUSTED**



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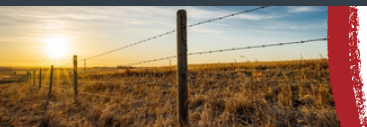




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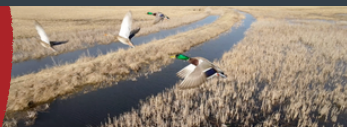






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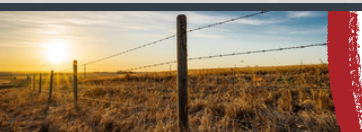




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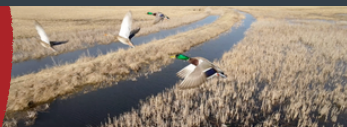






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About the Agent:

Steve is a dedicated land agent and real estate professional with deep roots in agriculture, land management, and outdoor recreation. For more than a decade, he has lived and worked in the heart of Southeast Iowa, managing thousands of acres for landowners and clients while helping maximize the value, productivity, and recreational potential of their properties.

Before entering real estate, Steve began his career in Wisconsin as an agronomy plant manager while also farming and managing hunting properties for friends, family, and clients. His hands-on background in agriculture, habitat improvement, and land stewardship gives him a unique understanding of what buyers and sellers are truly looking for in rural properties.

In 2022, Steve earned his real estate license to better serve clients searching for farmland, hunting properties, recreational acreage, country homes, and investment ground. Whether working with a blank-slate farm, productive tillable acreage, or a turnkey hunting property, Steve is passionate about helping clients buy, sell, and transform land into something meaningful and profitable.



Known for his strong work ethic, honesty, and passion for the outdoors, Steve enjoys building lasting relationships and guiding clients through every stage of the land ownership journey. His goal is simple: help people find and enjoy their own piece of God's Country.

STEVE SCHEUERS, LAND AGENT



319-931-4507



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