



# AGPROfessionals

DEVELOPERS OF AGRICULTURE

## 2,400-head Dairy Facility

Wiggins, CO  
\$11,000,000



This well maintained and recently updated dairy is conveniently located off I-76 near Wiggins, Colorado. It is situated on 845 acres (+/-) with 300 acres irrigated. The dairy capacity is 2,400 head, permitted for 9,040 head, with ample room for growth and few neighbors. Includes two wells and four water taps.

### Dairy Improvements:

- Boumatic 60 stall rotary platform remodeled in 2014
- New freestall barn with 340 beds and 270 headlocks
- 6 Milk cow pens with 1,690 headlocks
- 40' x 300' commodity barn with 9 bays
- Heifer pens, 10 open lot pens with 250 headlocks, up to 550-head capacity
- Modern ICU/maternity barn, built in 2005 with 286 headlocks and vet station
- Hospital barn, 80' x 40' insulated and heated with a double 8 parlor
- 2,470 total headlocks
- Office with reception area, conference room, 3 offices and restrooms
- Platform truck scale, 140,000 lbs
- 2-Static manure separators, settling pond and holding lagoon
- 90,000 gallon concrete water cistern
- 22 Surveillance cameras
- 2-Milk Tanks, 7,000 gallons
- 1-Milk Tank, 6,000 gallons
- 9,040 head permit

### Acreage:

- 845 total acres (+/-)
- 300 acres sprinkler irrigated ( 2 new pivots)
- 349 acres pasture

### Water:

- 4 - 1" Quality water taps
- 1-Livestock Well
- 1-Irrigation Well (1,200 gpm)

### Residences:

- 2,700+ sf ranch built in 2007, with 3 bedrooms, 2 3/4 baths and a 2 car attached garage
- 1,620 sf modular, with 3 bedrooms and 2 baths
- Gardens, orchard and vineyard

### Additional 130 irrigated acres available-\$1 M

- Stainless Steel Sprinkler
- Bijou Water District

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3050 67th Avenue, Greeley, CO

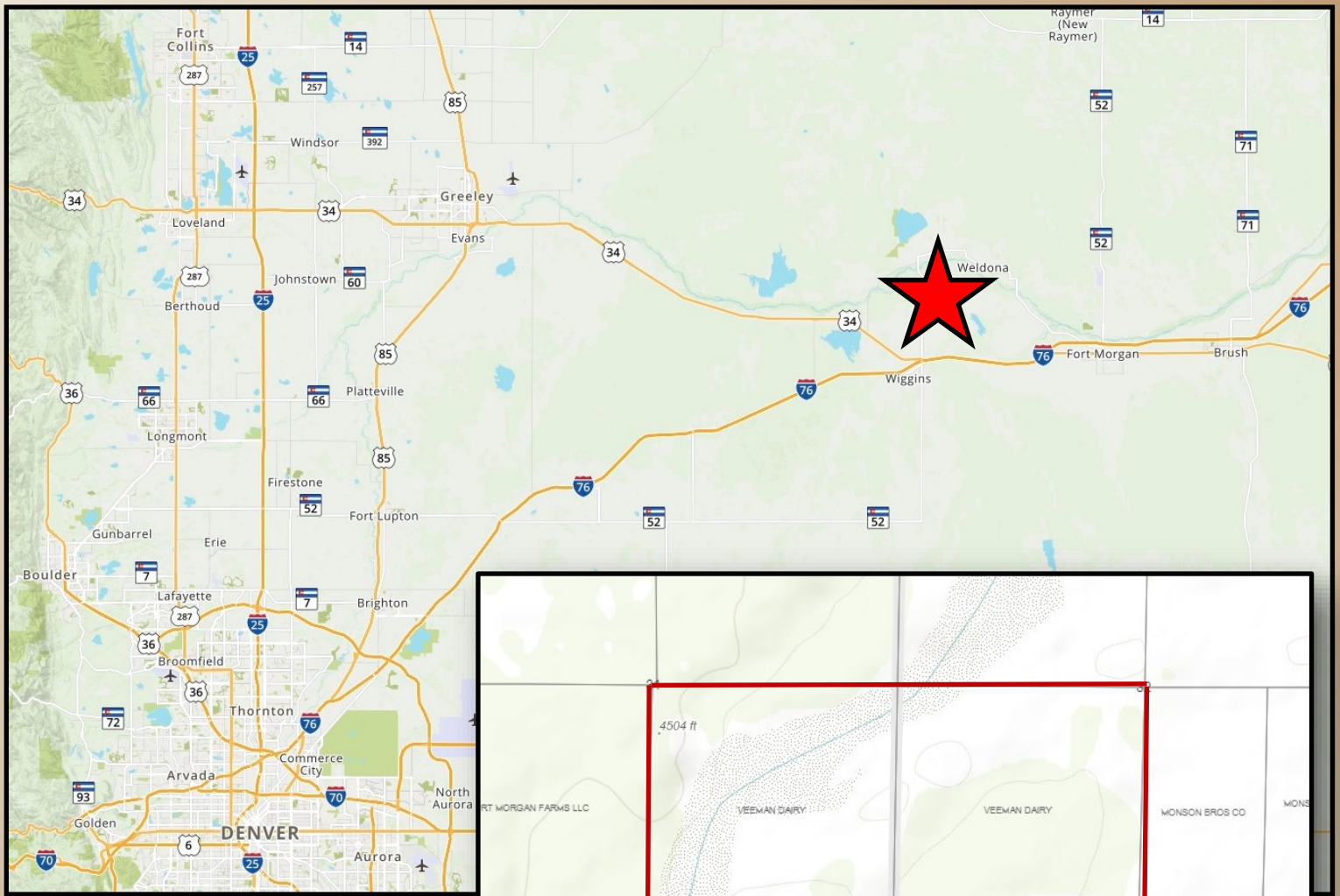
970.535.9318

Ryan@Agpros.com

RYAN  
HOSTETTLER  
Accredited Land  
Consultant







### Legal Descriptions:

- The Southeast 1/4 of Section 31 and the Southwest 1/4 of Section 32, Township 4 North, Range 59 West of the 6th P.M.
- Portions of East 1/2 of Section 6 and the West 1/2 of Section 5, Township 3 North, Range 59 West of the 6th P.M.



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## Maternity Barn



## Parlor



## Shop



# Equipment Room



# Milk Parlor





# Freestall Barn



# Facility Office



# Main Residence





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## Side by Side... Every Step of the Way

*We are passionate  
about Agriculture*



*Everything from Ag to Z...™*

- Real Estate & Site Selection
- Legislative, Public Relations & Community Outreach
- Land Planning & Permitting
- Surveying & Geotechnical Testing
- Civil, Structural & Agricultural Engineering
- Financial Planning & Construction Management
- Environmental & Agronomy Consulting



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