



AGPROfessionals

DEVELOPERS OF AGRICULTURE



9003 N. County Road 9

Wellington, CO

\$5,750,000

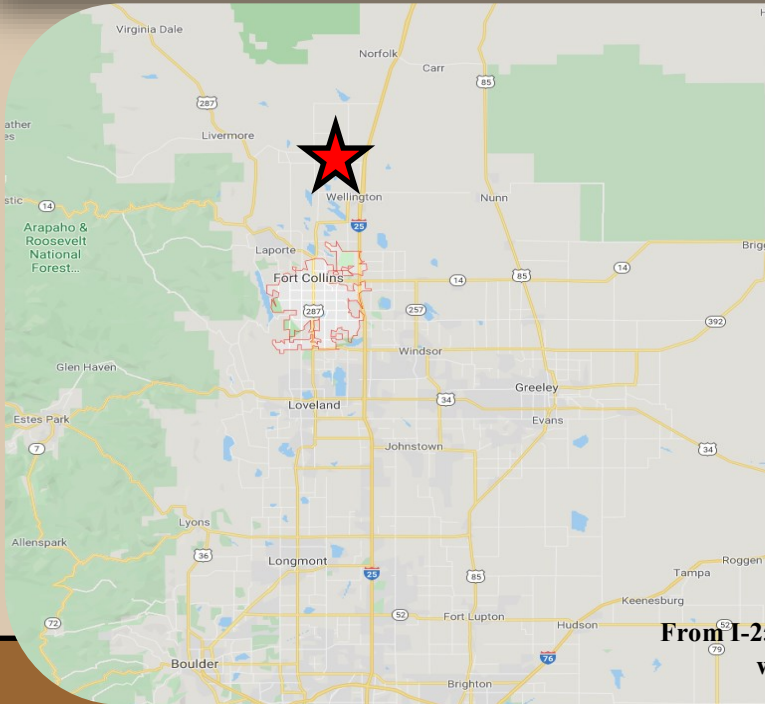
Dairy Facility

- 59 Deeded acres +/- with 1,400 head capacity
- Double 20 Herringbone Dairy Barn
- Westfalia/Surge Equipment
- Four Freestall Barns with 1,139 sand beds and 583 lock-ups
- Two Mueller Tanks, 7k & 8k gallons
- Five open-lot Pens with space for 530 Heifers
- 30' x 60' Commodity Shed
- Hospital Barn
- Main dwelling & Labor house
- Water is provided by 4 Water Taps
- Set up to flush

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

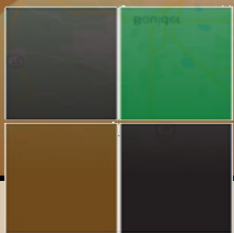
AGPROS.COM
3050 67th Avenue, Greeley, CO

720.684.4111 Ryan@Agpros.com



9003 N. County Road 9

**From I-25 north of Fort Collins, take Exit 278 (CR 62 E)
west to N. County Road 9 and north to property**



AGPROprofessionals
DEVELOPERS OF AGRICULTURE



Legal: The Southwest 1/4 of the Northeast 1/4 of Section 29, Township 9 North, Range 68 West of the 6th P.M. BEG AT E 1/4 COR 29-9-68, TH ALG E LN SE 1/4 S 0 35' W 1012.8 FT TPOB, S 0 35' W 303.52 FT TO SE COR OF N 1/2 OF SE 1/4, TH ALG S LN N 1/2 S 89 49' 10" W 2650.3 FT TO SW COR N 1/2, TH ALG W LN OF E 1/2 N 0 28' 48" E 352. Identified by Larimer County Assessor Parcel No. 8929000003 containing 44.5 acres more or less

A parcel of land beginning at the East 1/4 of Section 29, Township 9 North, Range 68 West of the 6th P.M. TH ALG E LN SE 1/4 S 0 35' W 763.7 FT TPOB, TH N 59 13' W 276.1 FT, N 54 33' W 606.4 FT, N 50 49' W 214.9 FT, N 47 47' W 49.46 FT, S 89 53' 59" W 385.07 FT M/L TO W LN OF NE 1/4 OF SE 1/4, TH AL. Identified by Larimer County Assessor Parcel No. 8929000002 containing 14.87 acres more or less

Taxes: \$18,341.17/2019

Water: 4 Northern Colorado Water Association Taps (1- 3/4", 3- 5/8")

All oil, gas and mineral rights are excluded

Cows and DFA history available upon request













AGPROfessionals

DEVELOPERS OF AGRICULTURE



ADDITIONAL SERVICES

Agronomy & Environmental: Our registered technical services providers and certified engineers aid in your compliance and defend your business to ensure that you are able to manage a stringent regulatory environment.

Consulting: Drawing on extensive real-world and business experience, AGPROfessionals' consultants team with our clients to apply new ideas to practical problems to develop and promote a comprehensive plan through and including implementation and operation.

Engineering & Design: Our licensed professionals provide civil, structural and geotechnical engineering services at the agricultural grassroots. We strive to maintain up to date technical knowledge to meet our clients' needs in all areas of design, permitting, and construction management of agricultural operations.

Financial & Construction: Our team of experts can provide you with customized assistance to develop plans for new construction, improvements on existing structures and much more.

PR & Legislative: Your advocate at the local, State & Federal level in Colorado and Nevada.

Real Estate: Our in-house brokers are licensed in CO, KS, MT, NE, SD, ID and WY, are dedicated to our clients and take great pride in serving the agricultural community.

Surveying & Geotechnical: Proper due diligence, real estate transactions and planning and construction require a proper base map and legal survey. Knowing where your boundaries are located and what materials lie under the surface are key elements for most projects.

