

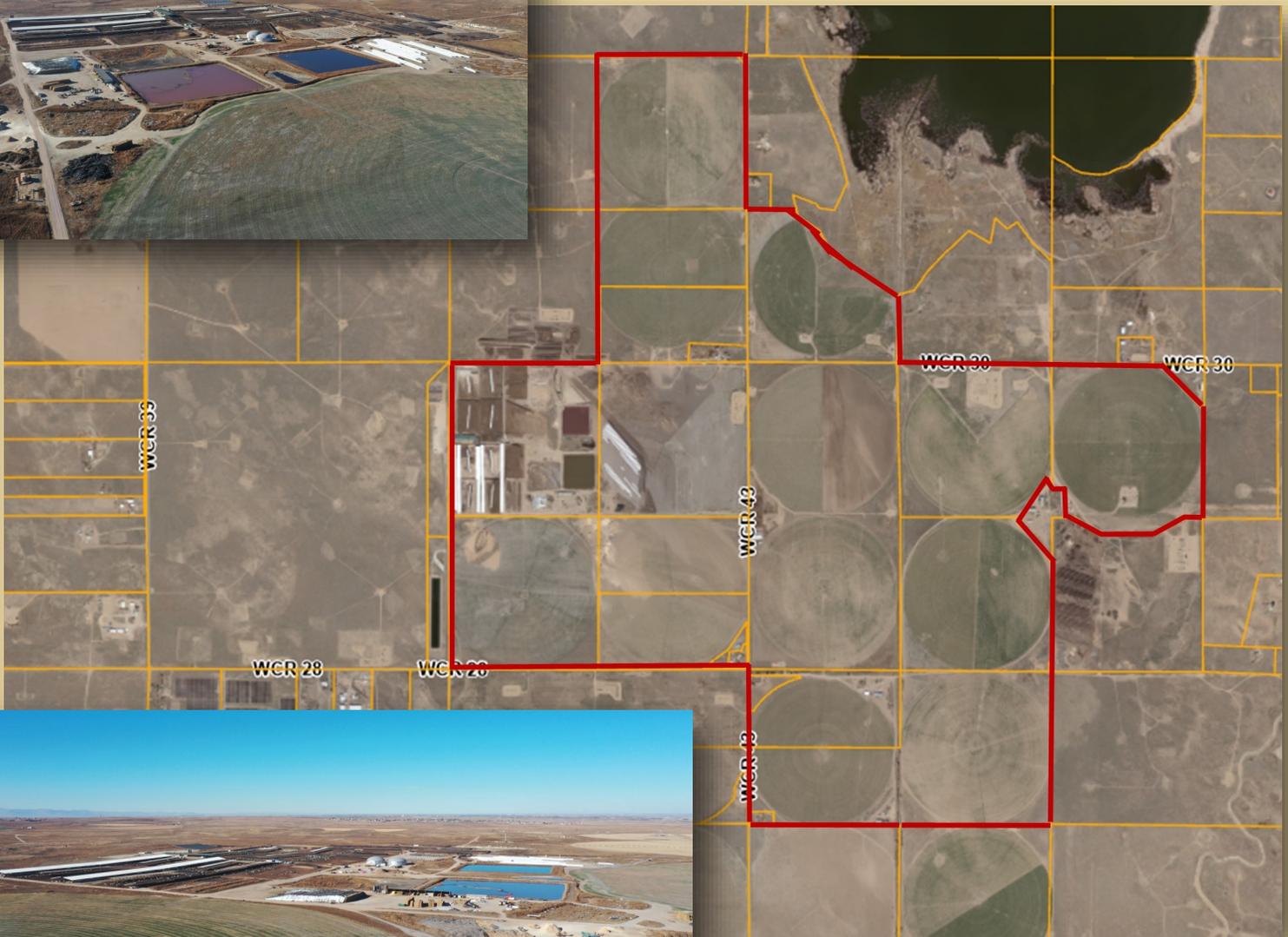
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DEVELOPERS OF AGRICULTURE

80 Stall Rotary Dairy

Weld County, CO

\$39,995,000

Including 2,600 head of milking cows and dry cows



**RYAN
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Morwai Dairy

2,329 acres +/- zoned for 6,000 head with a current constructed facility capacity of 3,500 head, this facility is milking 2,600 head and shipping 6.3 million lbs./month. The milking units in the parlor were upgraded 3 years ago to AIC Analyst Presto Detacher. The remaining equipment is original and includes Westfalia Surge ProFORM Pulsation Control with Surge InFARMation Milk Point Manager. There are a total of 6 free stall barns completed in 2021, a hospital barn that was built in 1999 and 8 sets of pens associated with this dairy. Water for the operation is supplied by one 3" Central Weld County Water District water tap, and 145 units of CBT tied to this tap which will transfer with the sale. Well Permit No. 056883 is permitted for 549-acre feet and is used for irrigation, as well as parlor washing and miscellaneous uses in a commercial dairy. The irrigation wells are augmented by Central, both WAS and GMS contracts with a total CU of 3,325.74 acre feet. The Central contracts allow for irrigation of up to 2,205 acres. Sales price includes all milking and dry cows.



Dairy Details

Location: 19999 County Road 28, Hudson, CO 80642

Size: 2,329 acres +/-

Capacity: Zoned for 6,000 head with a current constructed facility capacity of 3,500 head. Currently the facility is milking 2,600 head and shipping 6.3 million lbs./month.

Dairy Equipment: The milking units in the parlor were upgraded 3 years ago to AIC Analyst Presto Detacher. The remaining equipment is original and includes Westfalia Surge ProFORM Pulsation Control with Surge InFARMation Milk Point Manager. The milk lines, milk tanks, and milk tank controls are original. The equipment room houses the 2 - Quincy 10 HP Air Compressors, 2 - Hot water boilers, 2 - vacuum pumps (1 newer replaced 4-year-old 30 HP TUT Hill 4021-4640-3-0 and the original Air Force Vacuum System ACS 600 as a backup), a Mueller Chiller, 7 - Copeland Discus compressors for the bulk tanks, 1,000-gallon hot water tank (recycled converted propane tank), and a Bock 120-gallon Hot water heater. The milk room contains 3 Mueller 6,000-gallon bulk tanks, a Mueller AccuTherm Plate Heat Exchanger AT2OPFM-101, Constant Kool Variable Speed Milk Controls and 4 filters and a Martin Machinery 350 KW backup generator MCD-350.3 Serial # M70349603.

Free Stalls: There are a total of 6 free stall barns completed in 2021 and that serve as wet cow holding pens. Free stalls on the west side are double 600-bed and measure 156' x 127' for a total of 19,812 square feet each, with 300 head locks on each side. The East free stalls are single 300-bed and measure 156' x 44' for a total of 6,864 square feet each. A total of 3,000 hoop stall beds, concrete floor and curbing, water troughs and 3,000 head locks. The free stall barns are constructed with a central slope design allowing for waste removal.

Hospital Barn: The hospital barn was built in 1999. The barn is an L shaped steel framed building with metal exterior, insulation, heat, concrete floor and is double 6 set up with 10 HP vacuum pump, 2 Hot water heaters and small 600 gallon holding tank, used for feeding the calves.

Cow Pens/Corrals: There are 8 sets of pens associated with this dairy. A dry cow pen covering 200,000 square feet of soiled space with 580 liner feet of bunk and additional pens associated with the hospital/special needs barn occupying 45,000 sf of soiled space. There are six heifer pens with a 4-foot concrete feed pad, gravel alley, no head locks, automatic waters, and tire bales for wind breaks/sunshade. The total estimated square footage of soiled space is 1,343,000 sf.

Additional Improvements:

Truck Scale: An original Rice Lake 80' x 11' steel platform scale with a 60-ton rating, concrete approaches and digital reading, and electricity.

Utility Shed: wood pole and framed building with metal exterior built in 1973 with an Unfinished interior and a sliding end door on the east side.

Machine Shed: Built in 1998 with gravel floor and a metal exterior that opens.

Commodity Shed: Built in 1999, steel framed with 8-foot concrete stern walls and a metal exterior, measures 40' x 240'.

Dairy Details 2

Soil: Consists of 28% Valent Sand, 24% Vona Loamy Sand, 23% Olney Loamy, 25% other various soils

Solar: This facility has solar located northwest of the dairy site, generating an average monthly income of \$7,000. It is owned by the dairy and utilized to generate alternative energy for the operation of the dairy.

Site Improvements: Graveled access lanes, fencing, gates, ditches, water lines, 4 upright water storage tanks for flushing the barns, cow stands and storage (192k gallons), manure waste system, the settling pond, the effluent lagoons (certified and lined), the runoff ponds. On-site standard septic systems for office and dwellings. 3" Commercial water tap. Three phase electric service, phone service and natural gas.

Methane Digester: Located east of the hospital barn and pens is a new methane digester site which occupies approximately 3 acres east of the dairy barn facility. The digester is used for alternative manure processing that extracts methane gas to sell and assists with compost production and irrigation water.

Exclusions: 100% of the owned oil, gas, and mineral rights. All feed, chemicals, and vet supplies, and Denver Basin Water.



Water Information

Dairy Water: Water for the dairy operation is supplied from the following sources:
One 3” Central Weld County Water District water tap. There are 145 units of CBT tied to this tap which will transfer with the sale.

Well Permit No, 056883 is permitted for 549 acre feet. This well is used to irrigate 189 acres in the North ½ of Section 28. It is also permitted for parlor washing and miscellaneous uses in a commercial dairy, not to exceed 122.19 acre feet annually.

Central Colorado Water Conservancy District Information:

SUBDISTRICT	CONTRACT	NAME	LEGAL DESCRIPTION	IRRIG. ACRES	AF OF CU
GMS	627	John R. Moser	All Section 21, Township 3 North, Range 65 West Part SW1/4 Section 22, Township 3 North, Range 65 West	322	505.5
GMS	628	Wes Moser Inc.	E1/2 Section 25, Township 3 North, Range 65 West	260	408.2
GMS	629	Wes Moser Inc.	W1/2 Section 7, Township 4 North, Range 64 West Part SW1/4 Section 34, Township 3 North, Range 65 West West N1/2 Section 33, Township 3 North, Range 65 West	640	1005
GMS	630	Wes Moser Inc.	S1/2 Section 28, Township 3 North, Range 65 West	270	423.9
WAS	138	John R. & Ellen F. Moser	W1/2 Section 26 and E1/2 Section 27, Township 3 North, Range 65 West	290	455.3
WAS	1114	Morwai Dairy, LLC	N2 Section 28, Township 3 North, Range 65 West	183	129
WAS	1115	Morwai Dairy, LLC	N2 Section 28, Township 3 North, Range 65 West	watering cows	122.2
WAS	1274	John R. Moser	W1/2 Section 27, Township 3 North, Range 65 West	240	276.8
TOTALS:				2,205	3,325.74

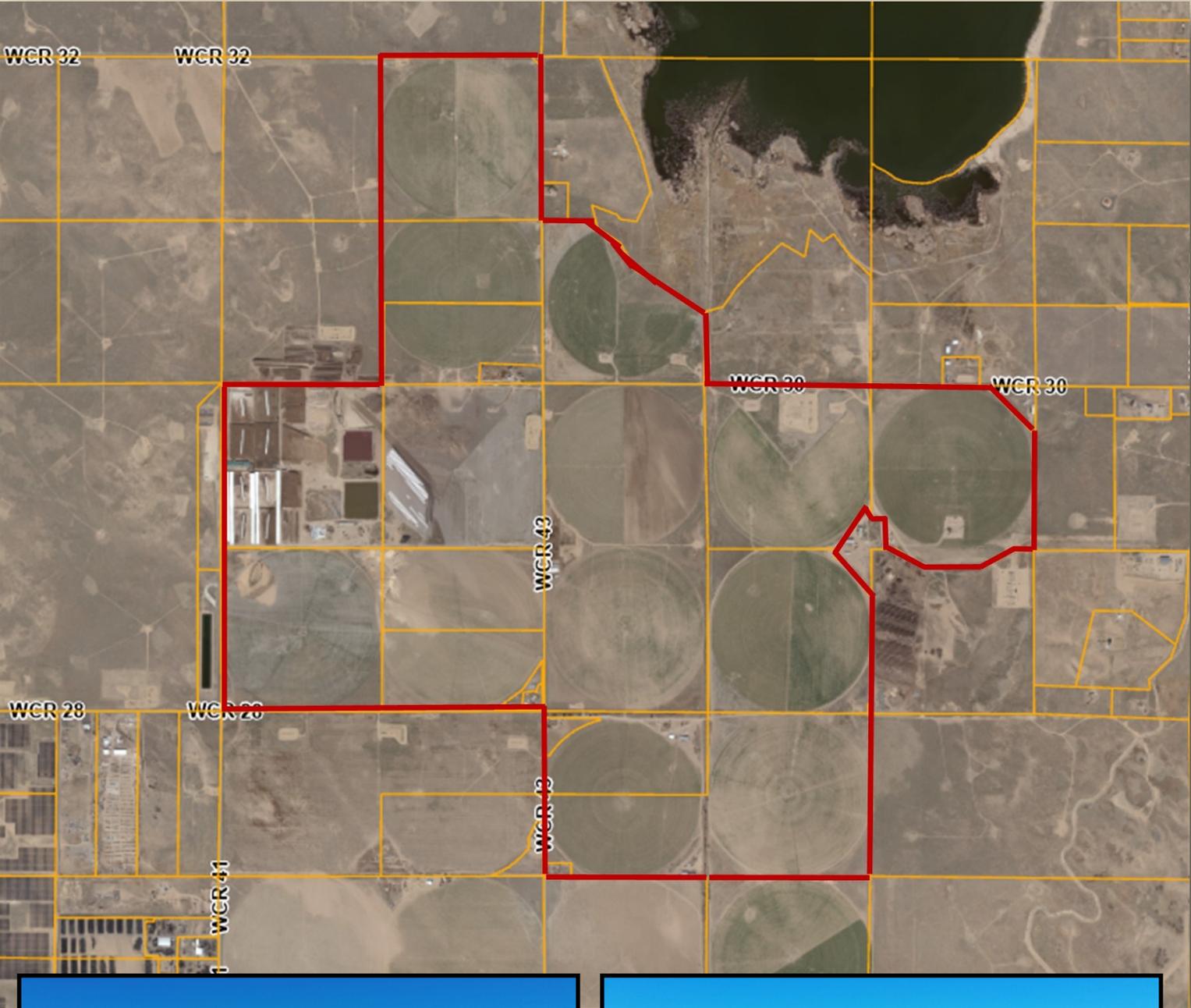


Irrigation Wells

WELL#	CASE #		LOCATION	ACS	GPM
44856-F	97-CW-384	John R. & Ellen F. Moser	NW 1/4, NE 1/4 of Section 27, Township 3 North, Range 65 West	320	1210
44858-F	95-CW-006	John R. & Ellen F. Moser	NW 1/4, NE 1/4 of Section 27, Township 3 North, Range 65 West		999
6137-F	W-3801	John R. Moser	SW 1/4, NE 1/4 Section 21, Township 3 North, Range 65 West	322	999
14101-R	W-3801	John R. Moser	SW 1/4, NE 1/4 Section 2, Township 3 North, Range 65 West		1600
CP-10198	W-1814	Wes Moser, Inc.	SE 1/4, SE 1/4 Section 25, Township 3 North, Range 65 West	260	999
14748	W-1814	Wes Moser, Inc.	SE 1/4, NW 1/4 Section 34, Township 3 North, Range 65 West	640	1395
5177-F	W-1814	Wes Moser, Inc.	NE 1/4, NW 1/4 Section 34, Township 3 North, Range 65 West		1193
3741-F	W-1814	Wes Moser, Inc.	SE 1/4, NW 1/4 Section 34, Township 3 North, Range 65 West		999
14749	W-1814	Wes Moser, Inc.	SE 1/4, NW 1/4 Section 34, Township 3 North, Range 65 West		1400
3525-F	W-4963	Wes Moser, Inc.	SE 1/4, SE 1/4 Section 28, Township 3 North, Range 65 West	270	999
3421-F	W-4963	Wes Moser, Inc.	NE 1/4, SW 1/4 Section 28, Township 3 North, Range 65 West		1197
56883-F	99CW178	Morwai Dairy, LLC	SE 1/4, NE 1/4 Section 28, Township 3 North, Range 65 West	320	900
5179-F	W-402	John R. Moser	NW 1/4, NW 1/4 Section 27, Township 3 North, Range 65 West	240	1106
14373	W-402	John R. Moser	NW 1/4 SW 1/4 Section 27, Township 3 North, Range 65 West		1100



Aerial Map 1





Aerial Map 2

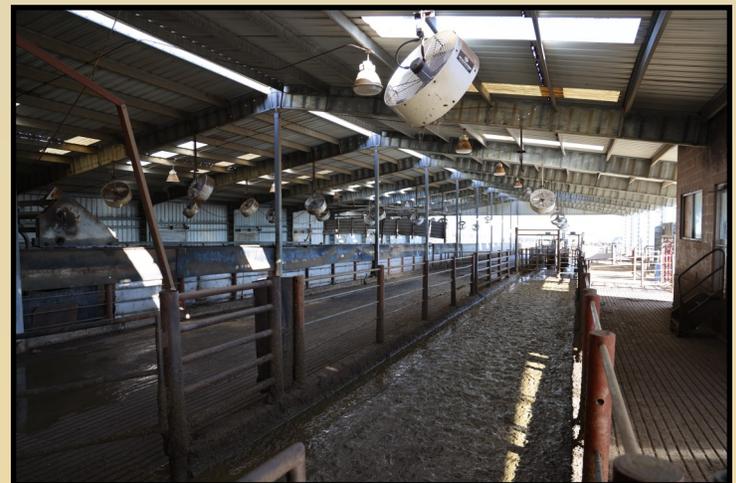
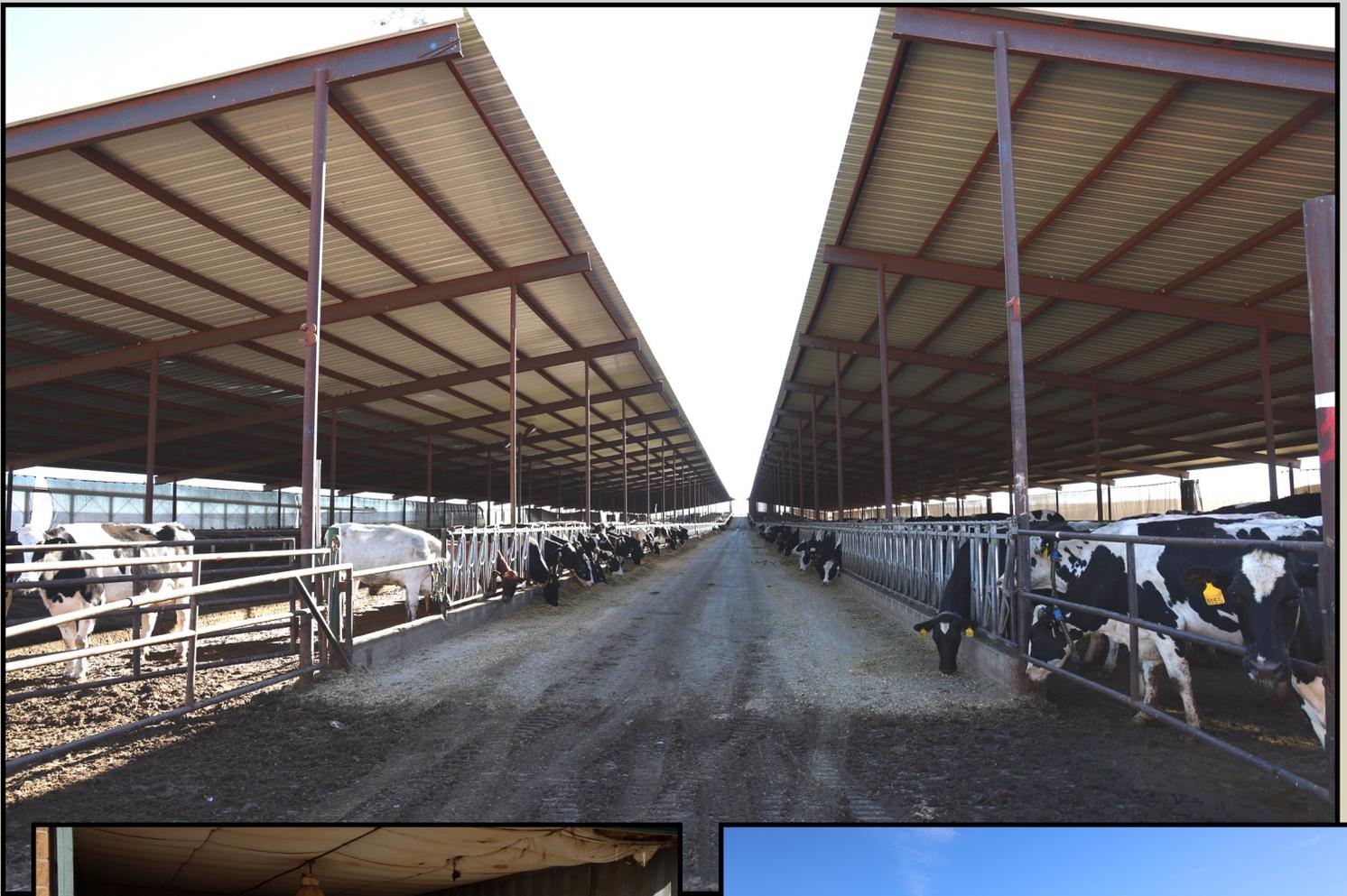




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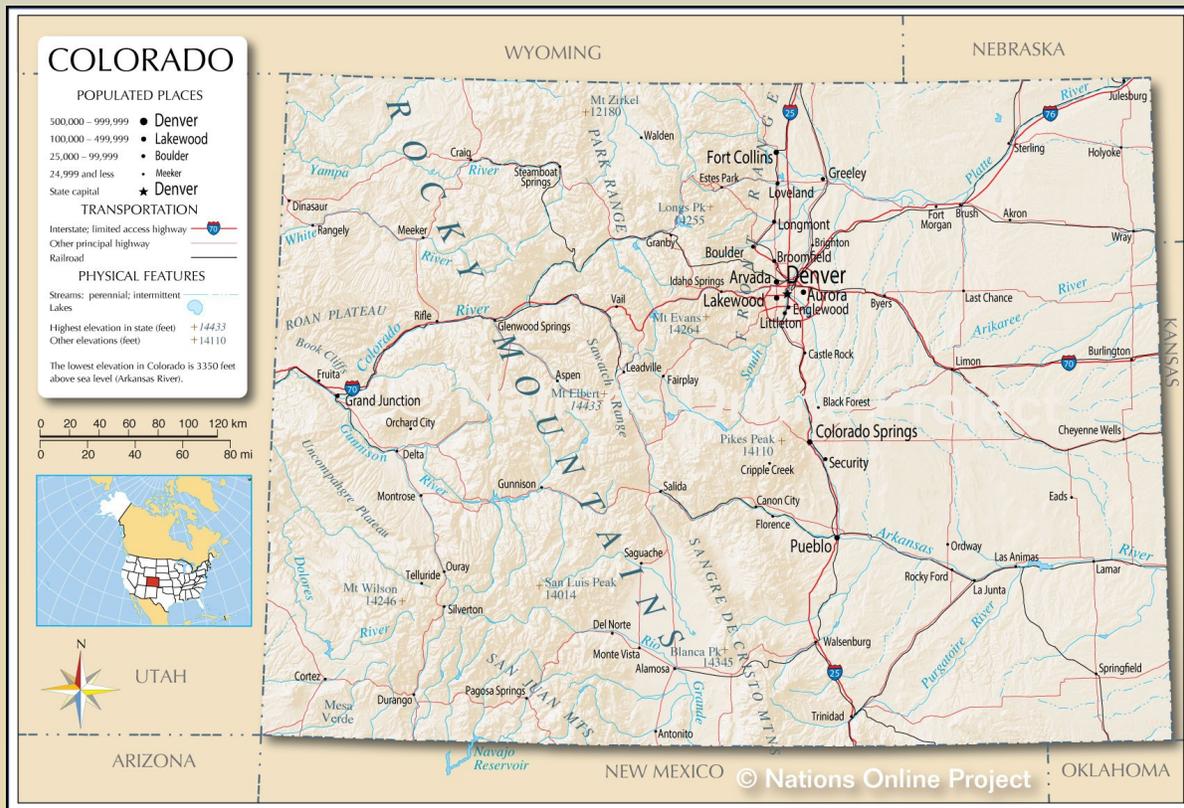


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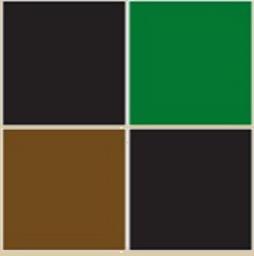


Located in northern Colorado, Weld County is home to charming small towns, thriving cities and approximately 4,000 square miles of wide open sky and beautiful mountain views. Our history is rooted in the land, our western heritage runs deep.

Weld County has roots in agriculture, with a history founded in farming operations that supported settlers rushing to Colorado during the gold rush in 1861. Today, Weld County is the number one agriculture-producing county east of the Rocky Mountains and in the top 10 nationwide. The initiative of feeding our population remains strong across Weld's 4,000+ farms in operation today. Weld County encompasses 2.5 million acres, of which 75% is devoted to farming and raising livestock. Weld County is Colorado's leading producer of beef cattle, grain, sugar beets, and dairy.



Northern Colorado gets the benefit of four glorious seasons, with moderate temperatures and low humidity. The region receives about 15 inches of rain and 47 inches of snow per year, with more than 300 days of sunshine annually. Throughout most of the area, moderate snowfalls are normally short-lived and snow doesn't linger, while the mountains and Estes Park receive plenty of snowfall all winter. Summer brings hot days and mild nights with the occasional afternoon thunderstorm. With 300 days of sunshine, snow-capped mountains, idyllic lakes and clear-running rivers, it is hard to deny that this state is a beautiful place to be!



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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, Nevada and Idaho.

Real Estate: Our in-house brokers 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.

