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1,400-head Dairy & Farming Operation

Holyoke, CO

\$7,300,000

- 587.11 total acres +/-
- Dairy unit 162.61 acres +/- consisting of 105 acres +/- of irrigated land, balance in dry land and dairy site
- Farm unit 424.50 acres +/- consisting of 367 pivot irrigated acres +/- , balance in dry land and improvements

DAIRY INFORMATION:

- 117,275 lbs of DFA shipping rights
- 94.4 lbs average milk production per day
- Double 14 parallel parlor, with a 100-head holding pen, completed in 1994
- Modern equipment w/redundant vacuum pumps & air compressors
- Four freestall barns with misters and fans, new curtains installed January 2023
- Two Mueller milk storage tanks, 6k gallons each
- Silo milk tank, 10k gallons
- 2,300 sf calf barn
- Maternity barn
- Single family dwelling, built in 1979
- Two commercial wells (80 AF total)



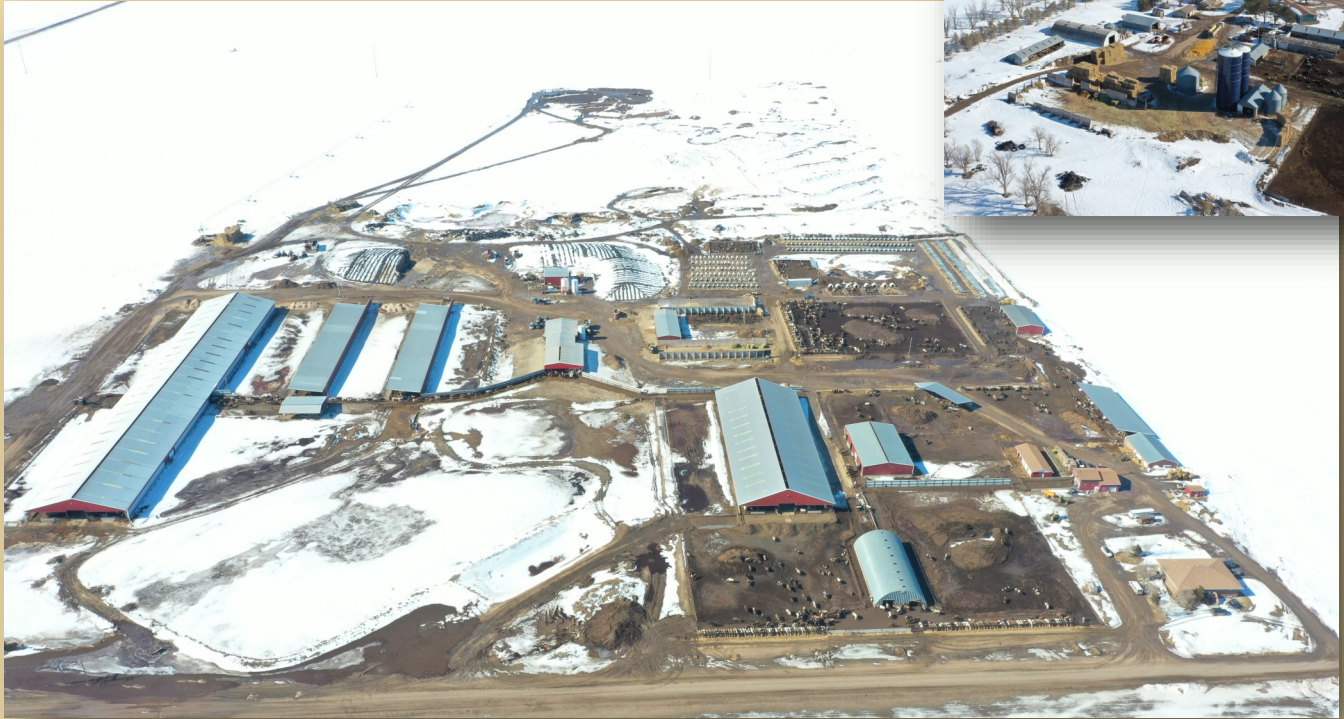
**RYAN
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ACCREDITED LAND CONSULTANT

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1,400 head free stall dairy on 162 +/- acres. The dairy parlor was built in 1994 and is a double 14 parallel. On the dairy site is a duplex ranch style home, 4 free stall barns, a commodity barn, calf barn, and hospital/maternity building. Water for the dairy is provided by two commercial wells totaling 82 acre feet. The facility has 117,275 lbs of DFA shipping rights. The farm ground is located in Colorado along the Nebraska state line and consists of 424 +/- acres of which 367 +/- acres are under pivot. There is a 10 tower wiper pivot and an 18 tower pivot. There are two irrigation wells totaling 967 acre feet of water. There are three homes on the property, two quonsets and various other outbuildings.



Facility Stats:

- CAFO Permit 1,478 animals*
- Currently milking 1,380 per day*
- 117,275 lbs of DFA Shipping Rights*
- 94.4 lbs average milk production per day*



18483 County Road 37

162.61 acres +/-

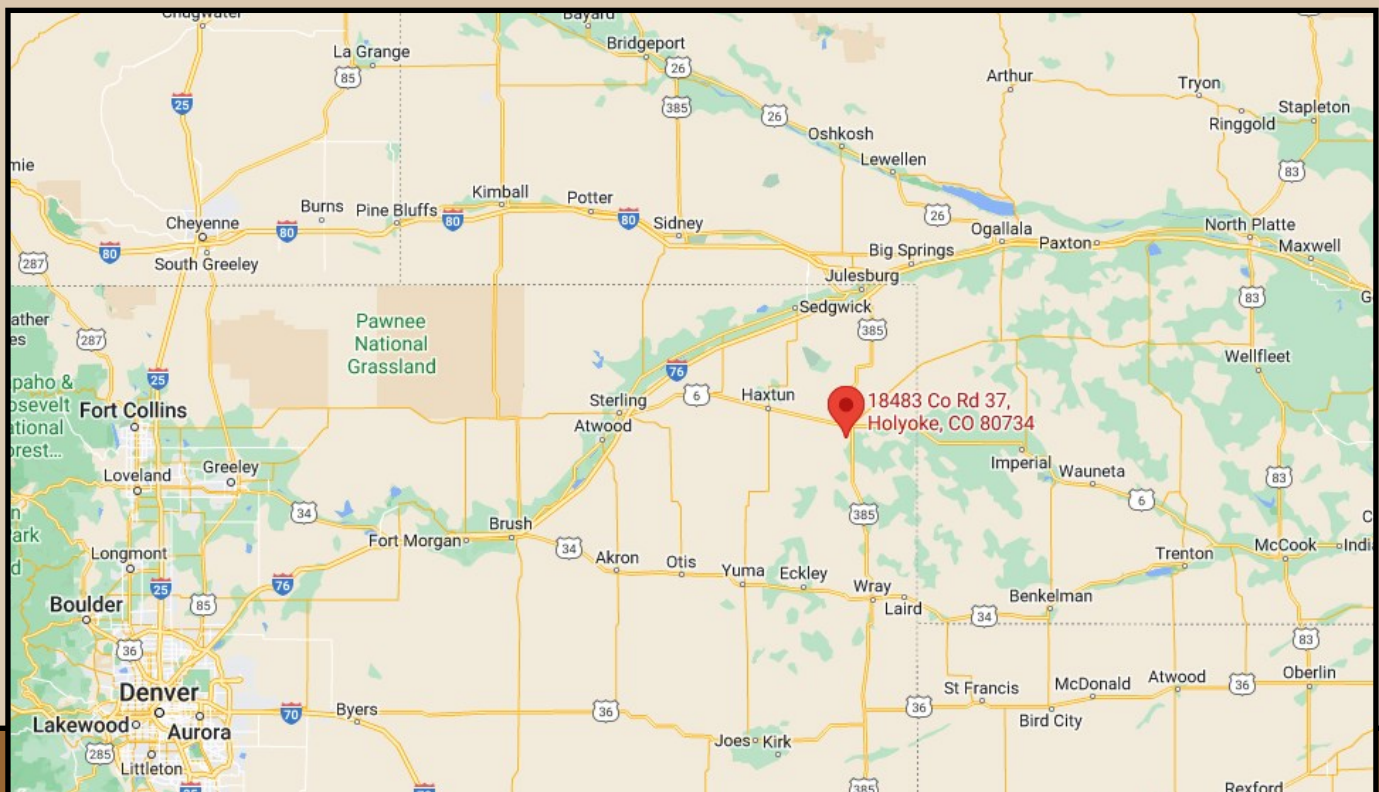


26243 County Road 65

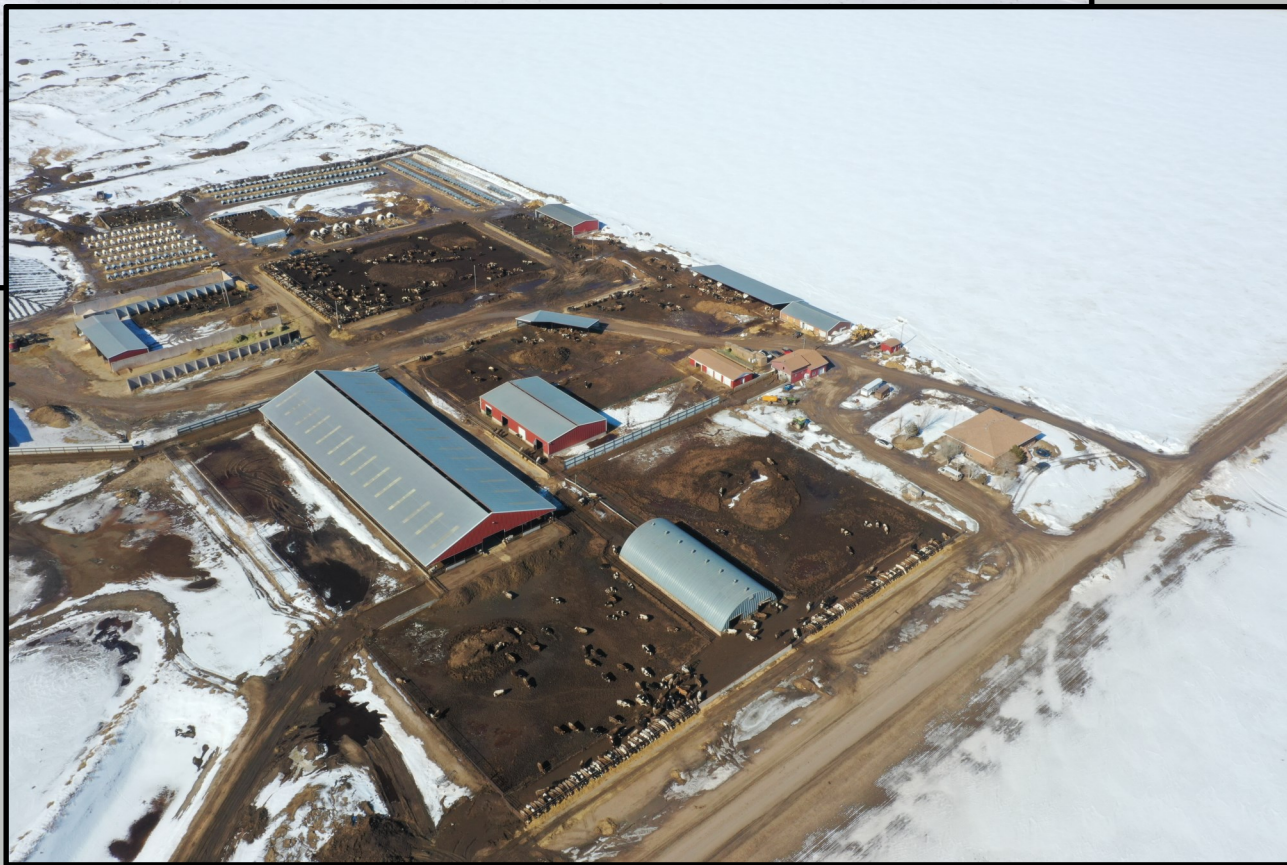
424.50 acres +/-



From I-76/US-6 East to County Road 37, then south approximately 2 miles



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Dairy Features (County Road 37)



IMPROVEMENTS

- 2,745 sf single family residence (1979)
- Four freestall barns
- 28,560 sf pole barn (2006)
- 6,000 sf steel building (1981)
- 7,600 sf dairy building (1994)
- 3,200 sf commodity shed (1984)
- Two grain silos (1981 & 1990)
- Several additional pole barns, steel buildings and a quonset



WELL INFORMATION

- Two commercial wells permitted for 82 AF
- Two 5 HP submersible pumps at 90 GPM/ each
- One residential well permitted for 2 AF

ACREAGE SUMMARY

- 162.61 total acres +/-
- Irrigated acres: 105 +/-
- Dry Farmland: 17.61 acres +/-



Farm Features (County Road 65)

IMPROVEMENTS

- 1,630 sf residential dwelling (2000)
- 2,296 sf residential dwelling (1963)
- 864 sf detached garage (1963)
- 975 sf residential dwelling (1930)
- 1630 sf outbuilding (1950)
- Two dry grain bins (1973)
- Two 4000+ sf quonsets (1950 & 1980)
- Additional pole buildings and a dairy building

WELL INFORMATION

- Two commercial wells permitted for 82 AF
- Two 5 HP submersible pumps at 90 GPM/each
- Two irrigation wells permitted for 967 AF

ACREAGE SUMMARY

- 424.50 total acres +/-
- Sprinkler irrigated: 367 acres +/-





Legal Descriptions: The Southeast 1/4 of Section 24, Township 7 North, Range 45 West of the 6th P.M. Identified by Phillips County Assessor Parcel No. 0749-244-00-087 containing 162.61 acres more or less and known by legal address 18483 County Road 37, Holyoke, CO

The West 1/2 of Section 32, Township 8 North, Range 42 West and Lots 1,2,3, and 4. Identified by Phillips County Assessor Parcel No. 0505-320-00-047 containing 424.50 acres more or less and known by legal addresses 26243, 26215, and 26233 County Road 65, Holyoke, CO

Taxes: approximately \$50,025.84/2022

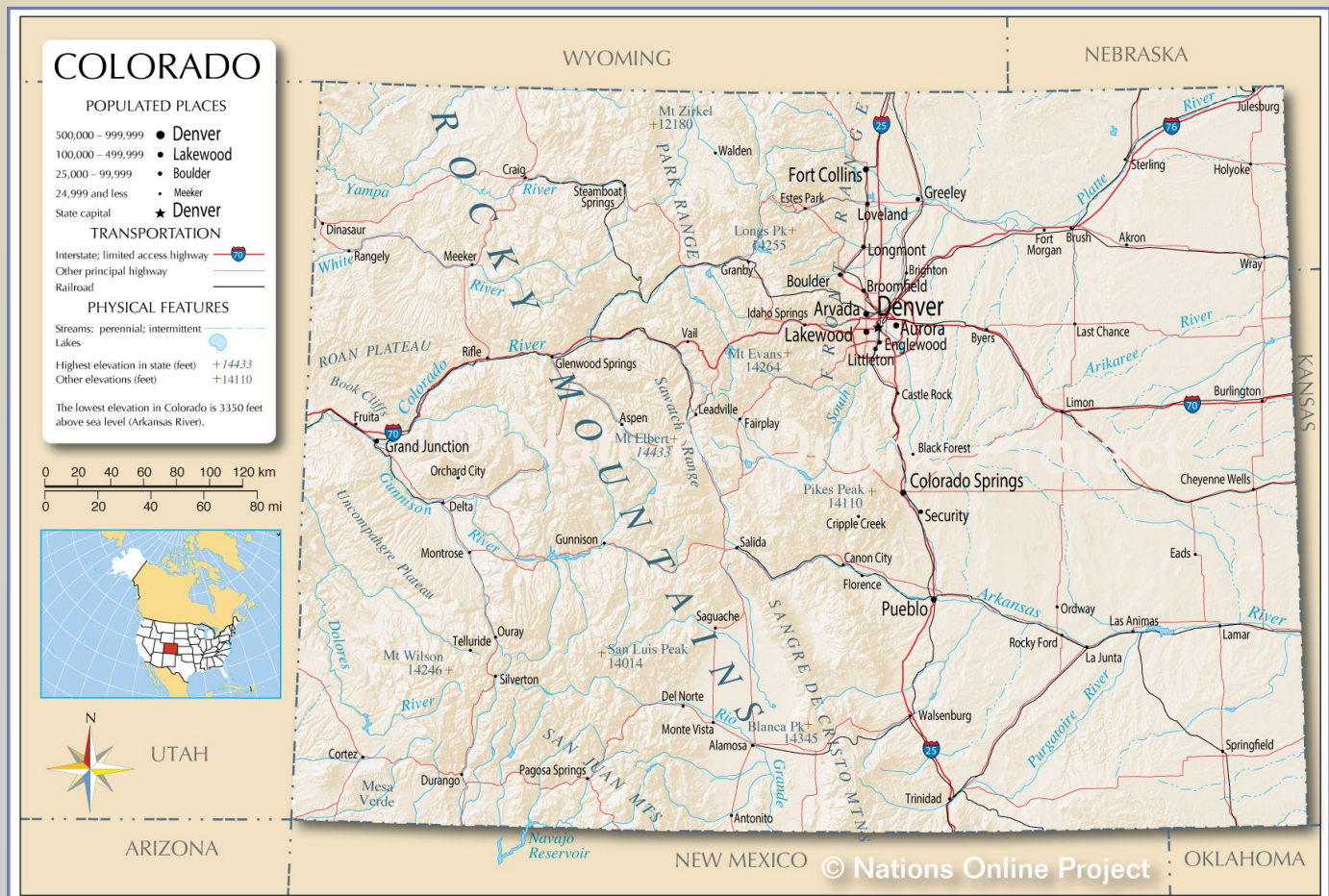
All oil, gas, and mineral rights are excluded

Welcome to Holyoke, CO

Phillips County's two main thoroughfares, US Highway 385 and Highway 6 meet at Holyoke. Located 175 miles northeast of Denver, and 10 miles west of the Nebraska state line, Holyoke is a rural plains town located in the northeastern corner of Colorado, and the most populated city in Phillips County. Local amenities include Melissa Memorial Hospital, Cobblestone Hotel, Phillips County Raceway and the home of the Holyoke Dragons. Industries in the area include, Agriculture, forestry, fishing and hunting, and mining.



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.

