

AGPROprofessionals
DEVELOPERS OF AGRICULTURE

Irrigated Farmland

Greeley, CO



\$1,980,000

± 79 Acres

Presented by:
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PROPERTY SUMMARY

This is the perfect opportunity to purchase 79 acres of excellent irrigated farmland located just north of Greeley. This property would be prime for development and is currently zoned medium-intensity industrial. It is also annexed into the City of Greeley.

The sale includes three residential homes and several outbuildings. An Underground Water Users well along with eight shares of Cache Irrigation and one right of Windsor Reservoir are also being conveyed.

The corrals and large sheds would make this a great horse property or small livestock operation or it can continue to be used just for farming.

The income potential for a property like this is endless! There are three separate residential dwellings, including a main residence of over 3,000 square feet and two smaller units for renting.

The seller will reserve all pivot sprinklers and all known oil, gas and mineral rights.



LOCATION

Greeley is located approximately 50 miles north of the Denver metro area. Although it is not considered the Plains, it is located among rolling grassland plains in a shallow valley at the confluence of the Cache La Poudre and South Platte rivers.

The landscape and climate are continental with warm, dry spring and summer days punctuated by occasional heavy thunderstorms. Winters are variable with alternating cold spells and mild periods. Wind chill can make winter weather more severe. First freeze is end of September, last is mid-May.

TRANSPORTATION & ROADWAYS

Northern Colorado benefits from a major highway infrastructure called Interstate 25. This roadway runs through the center of the state and is the main thorough fare between Denver and Interstate 80 in Cheyenne. Another major roadway, Highway 85, runs parallel to I-25 and provides junctions to most of eastern Colorado. Highway 34 is the primary route running east and west from Greeley to Estes Park.

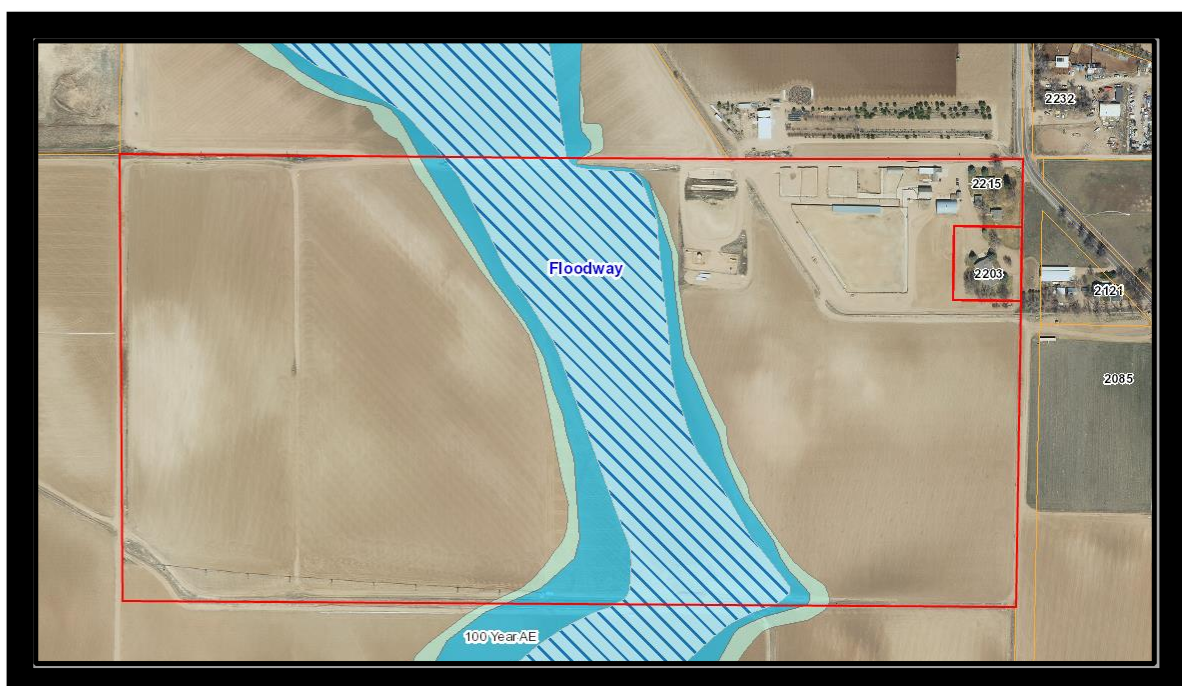
Greeley is also home to the Weld County Airport and just minutes from the Northern Colorado Regional Airport in Loveland. These smaller airports provide local carrier services and shipments to and from the front range.

Great Western Railway has over 80 miles of track in the Weld and Larimer County areas including Ft. Collins, Windsor and Greeley. Agriculture products and livestock are shipped daily all over the state courtesy of Union Pacific and Burlington Railways.

AERIAL MAP



FLOOD WAY AERIAL MAP





M. Fannum. *Milking Dairy Cows*.

Retrieved from <https://infograph.venngage.com/p/99036/united-states-map>

ACREAGE & LAND USE

Weld County leads the state in the production of sugar beets, grains, beef and cattle and is also a leader in the production of dry beans, potatoes, poultry and eggs, milk and other dairy products. It is also one of the fastest growing counties in the state for the energy production industry although oil and gas activity has occurred for decades in Weld County. In addition to agriculture and energy, Weld County is also home to thriving businesses including: JBS USA, Leprino Foods, and several large dairies.

The market for dairy products is quickly becoming one of the largest segments of the overall food industry. Traditionally, the dairy market has offered a range of milk-based products, with processed milk, butter, cheese, and curd, dominating the market. However, changing consumer dietary patterns, increasing consumer awareness and a higher willingness to spend more have led to further diversification and increased production.

HOUSE #1

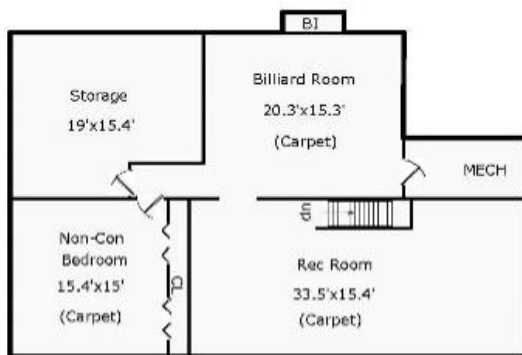
Bedrooms.....Three
 Bathrooms..... 1 ½
 Total Sq. Ft (finished)..... 3,349
 Year Built..... 1973
 Style..... Ranch
 Construction..... Frame Masonry Veneer
 Floors..... Carpet/Tile
 Heating..... Forced Air/Propane
 Cooling..... Central AC/Ceiling Fan
 HOA..... None

Electric..... XCEL
 Water..... N. Weld Water Dist.
 Gas..... Propane
 Parcel..... R1354586

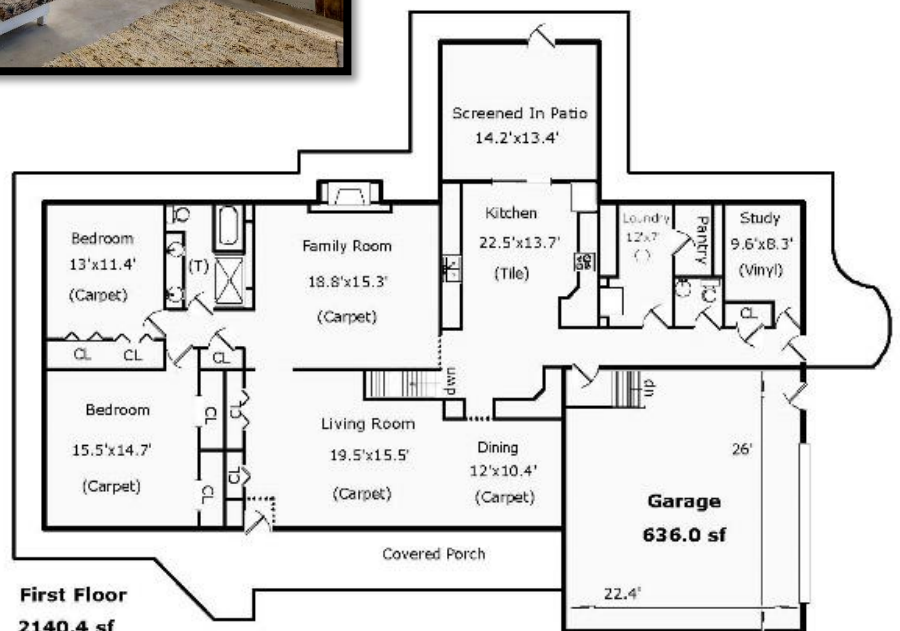
Inclusions: Dishwasher, Refrigerator,
 Microwave, Ceiling Fans, Garage Door Opener,
 Washer and Dryer, Electric Range, Double
 Oven, Window Coverings and Treatments.



HOUSE #1



**Basement
1581.7 sf**

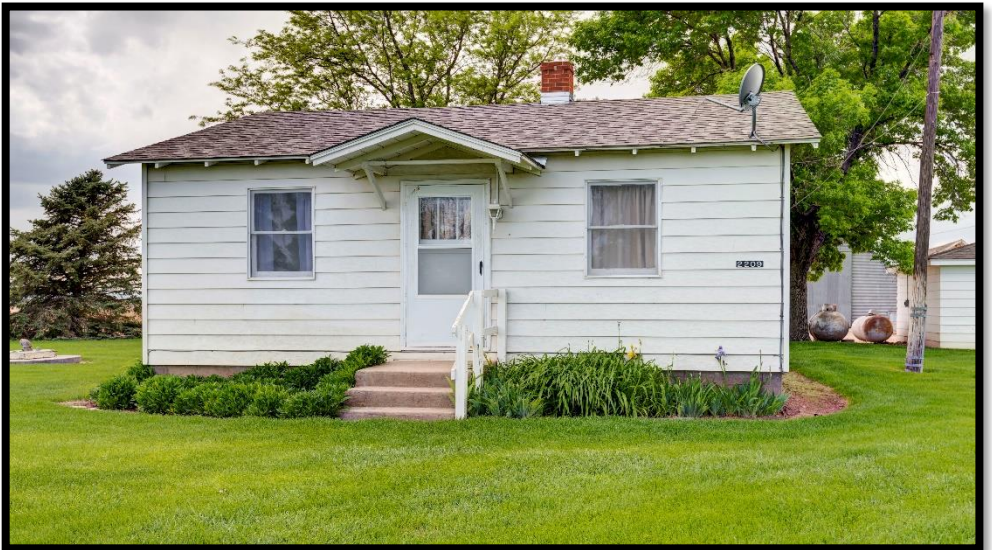


**First Floor
2140.4 sf**

HOUSE #2

Bedrooms.....Three
 Bathrooms..... One
 Total Sq. Ft (finished)..... 639
 Year Built..... 1954
 Style..... Ranch
 Construction..... Frame Hardboard
 Heating..... Forced Air
 Cooling.....Ceiling Fan
 Parcel..... R1354286

This unit is currently leased on a month to month basis at \$785.00.



HOUSE #3

Bedrooms..... Two
 Bathrooms..... One
 Total Sq. Ft (finished)..... 1,400
 Year Built..... 1899
 Style..... Ranch
 Construction..... Frame Hardboard
 Heating..... Hot Water Baseboard
 Cooling.....Ceiling Fan
 Parcel..... R1354286

This unit is currently leased on a month to month basis at \$990.00.

OUTBUILDINGS

BUILDING TYPE	SIZE
Detached Garage.....	480 sf
Quonset.....	2,400 sf
Cattle Shed.....	2,880 sf
Utility Shed	1,336 sf
Shed.....	936 sf
Hay Shed.....	880 sf
Second Cattle Shed.....	456 sf





Photographer Unknown. 2016, December 13. *Sugar Beet Crop*. Retrieved from <http://wegrowfortheworld.com/2016/12/project-to-study-sugarbeets-for-bio-products-feedstock/>



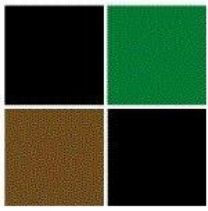
Photographer Unknown. 2017, April 12. *Colorado Quinoa Crop*. Retrieved from <http://www.localfoodshift.pub/growing-quinoa-in-colorado-an-interview-with-paul-new-white-mountain-farm/>

WATER RIGHTS

Included in the sale are the current water rights. The parcel is irrigated with 8 shares of Cache La Poudre Irrigation and 1 right of Windsor Reservoir. It also has an Underground Water Users well adjudicated for 100 acre feet per year.



Photographer Unknown. (2011, November 3). *Pipe Through the Bank Irrigation*. Retrieved from <https://moreprofitperdrop.wordpress.com/tag/surface-irrigation/>



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ADDITIONAL SERVICES OF AGPROFESSIONALS, LLC.

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 for Lobbying at the local, State & Federal level in Colorado, Nevada & Wyoming.

Real Estate: Our in-house brokers are licensed in CO, KS, MT, NE, NM, NV, SD 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.

"A Leader in Agricultural Development Since 1996"