

AGPROprofessionals
DEVELOPERS OF AGRICULTURE

10,000-head Feedlot



11905 County Road 5, Merino, CO

This well-maintained, custom designed feedlot has a 10,000-head capacity with room for an additional 15,000-head. The feedlot is situated on 311 acres +/- . On the west quarter section there is a newer pivot installed for de-watering the lagoon. Improvements include two large farm implement buildings, loafing sheds, grain storage, and several outbuildings. Excellent opportunity for income and growth in the thriving agricultural region of Logan County. JCR Feedlot is located off Highway 14, west of Sterling, Colorado with easy access to several eastern Colorado thoroughfares. Water is provided by four Commercial Livestock Wells augmented by the Logan Well Users Group. This property is selling as a turnkey operation with all rolling stock.

\$2,200,000

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

JCR Feedlot

Improvements:

10 x 80 Cardinal Platform Scale, 120,000 lbs capacity with digital readout display

38 x 62 Metal building with 2 bedrooms, 1 bath living quarters and office space

3 Machine Sheds

30 x 60 Metal building with 3 doors and a dirt floor

80 x 20 Metal building with 4 doors

32 x 56 Processing building

Materials are on the premises for an additional shop (60 x 40 x 14) and pull through with a hydraulic chute (30x 50 x 10)

Agriculture:

All pens are lined with steel pipe paneling with cement bunks and 8-10 foot aprons for durability

Pens are designed for proper drainage and equipped with Richie waterers with float and propane heat.

12 pens have continuous pour bunks with 10-foot aprons

Livestock waste management and permitting have been completed by Settje Agri Services

25,000-head CAFO

Phase 2 will add an additional 9,390 linear feet of bunk space totaling 64 pens and one debris bunk

Newly constructed 7-tower Zimmatic and pond pump

Wet/dry rolled corn/liquid mixed on feed trucks

Wet distillers' grain, corn, silage, wheat straw, cornstalk roughage and alfalfa are all available near by

Water:

Four Commercial Livestock Wells augmented by the Logan Well Users Group

85118 Permitted for 50 GPM, tested at 40 GPM

85119 Permitted for 50 GPM, tested at 40 GPM

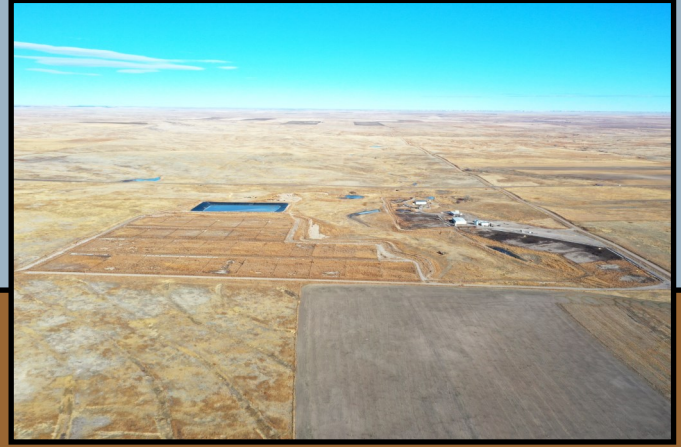
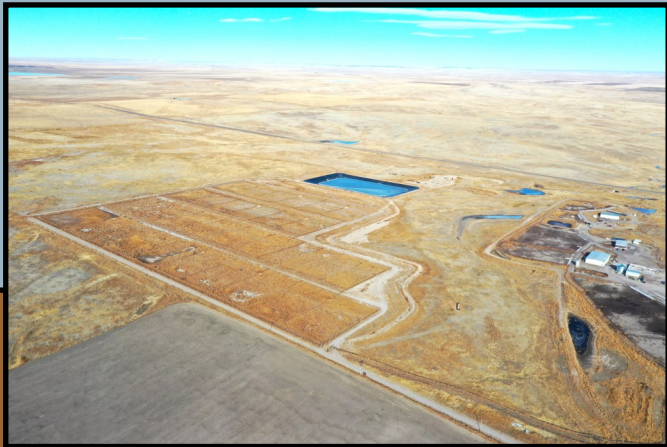
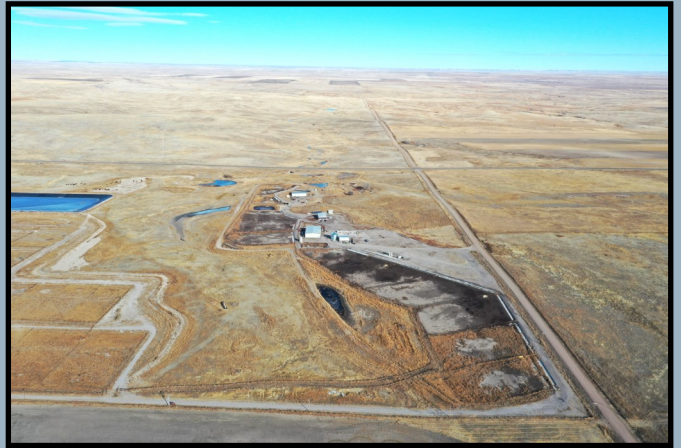
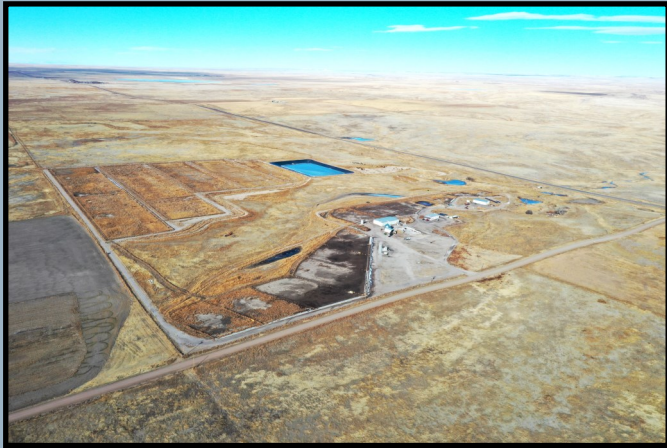
85120 Permitted for 50 GPM, tested at 40 GPM

82404 Permitted for 35 GPM, tested at 18 GPM

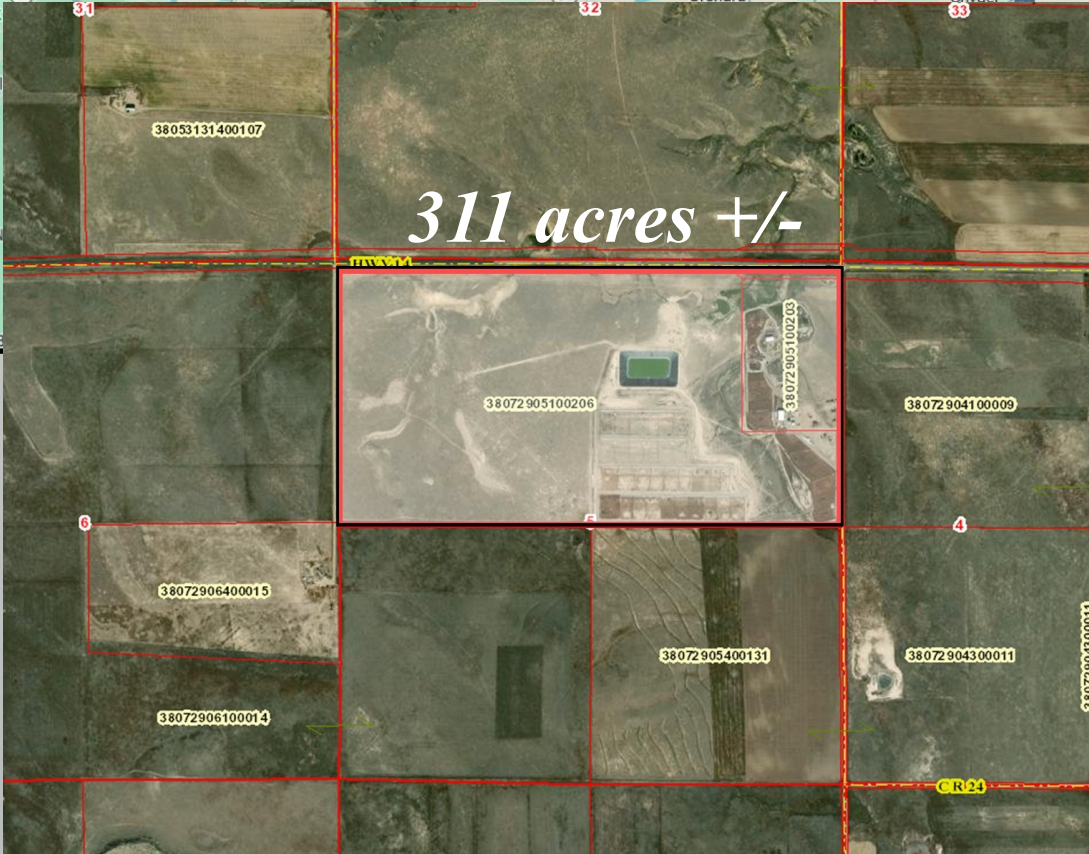
More Info:

A feedlot is a highly cost-effective method for raising cattle, offering efficiency and time-saving benefits. By housing many animals together without the need for pasture, operations become more streamlined therefore maximizing production while minimizing expenses. Feedlot cattle typically consume 2.5 to 4 pounds of corn per day and gain approximately one pound for every six pounds they eat.

As you delve deeper into this type of lucrative business venture, the appeal of incorporating a turnkey feedlot and farm into your commercial investment portfolio becomes increasingly evident. Don't miss out on this remarkable opportunity to capitalize on efficiency and profitability. Schedule a tour today to explore the vast potential that awaits you!



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Located off Hwy 14 and CR 5
 (65 miles east of Hwy 85/Hwy 14, approximately 17 miles west of Sterling)



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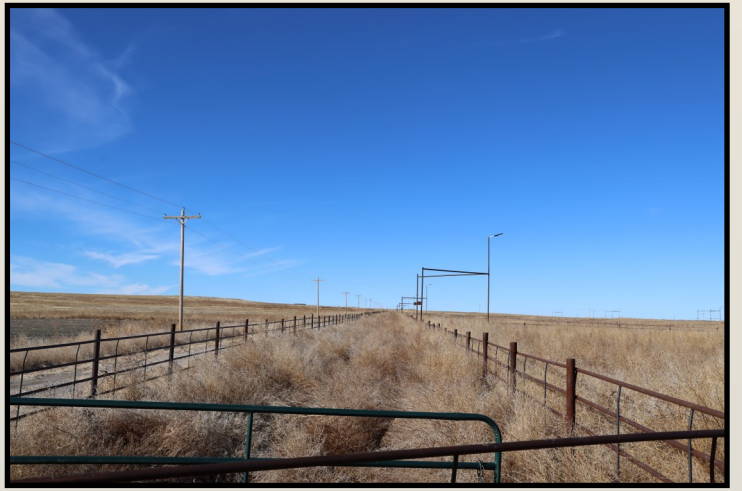
Taxes: \$4,435.40/2023

Water: Commercial Livestock Wells augmented by Logan Well Users Group : 85118, 85119, 85120, 82404

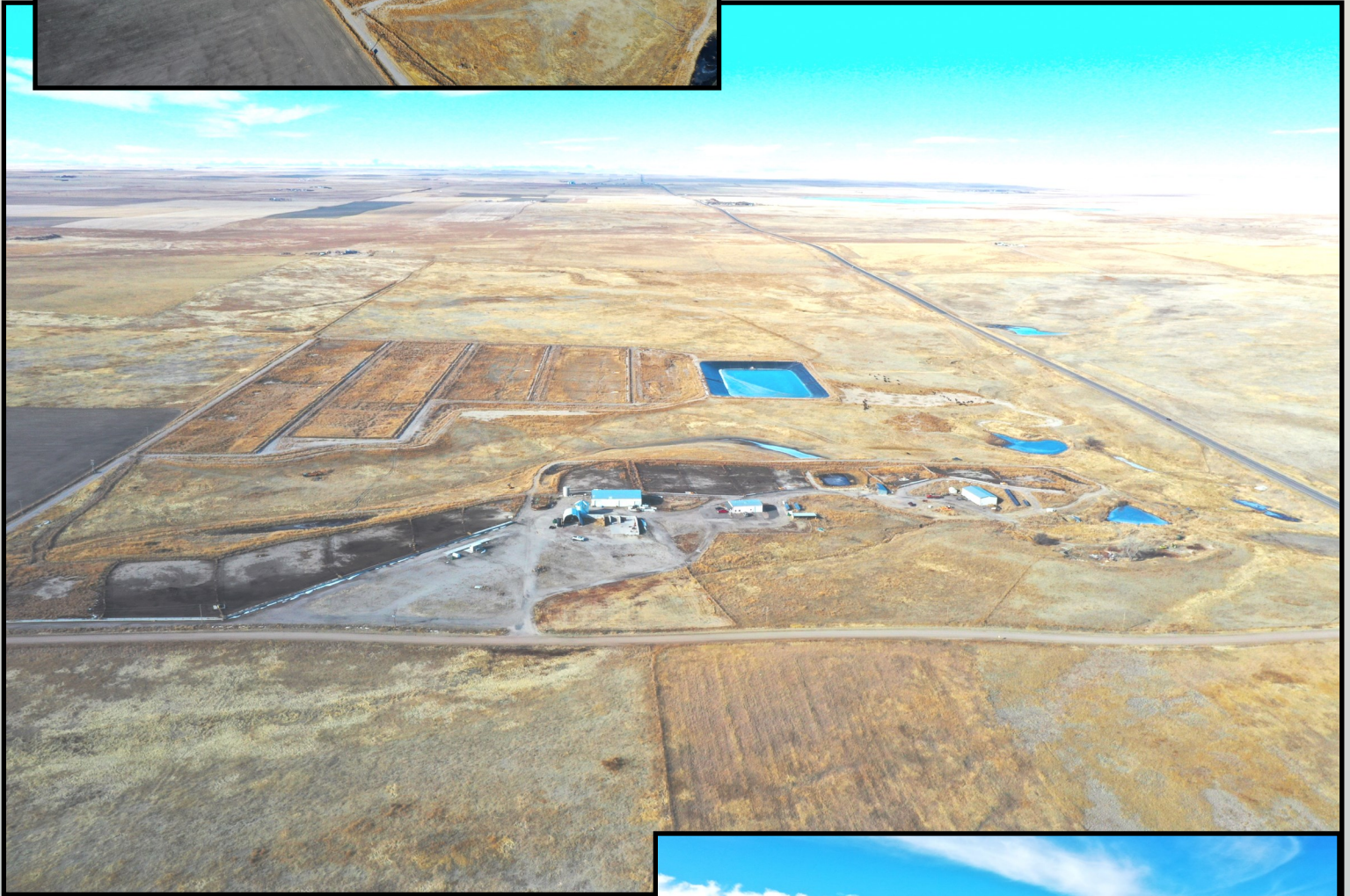
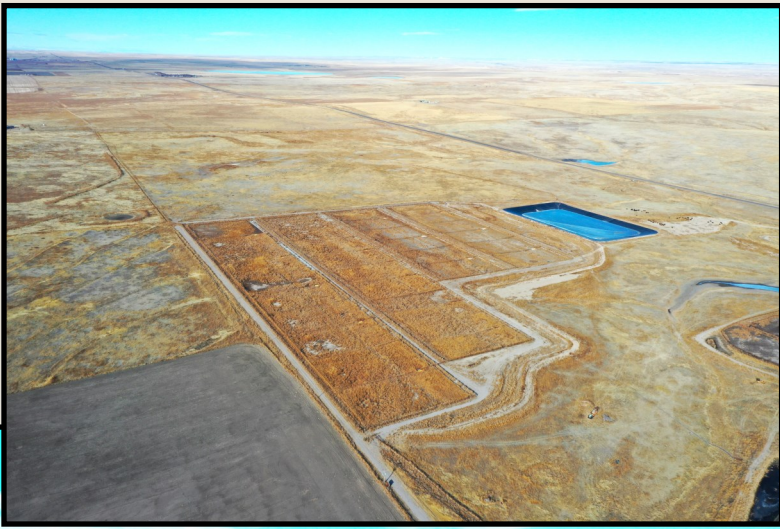
Legal Descriptions: A Parcel of Land in the Northeast $\frac{1}{4}$ of Section 5, Township 7 North, Range 55 West of the 6th P.M. Logan County, Colorado, said Parcel being more particularly described as follows, commencing at the Northeast corner of said Section 5, thence South $0^{\circ}12'25''$ East along the East line a distance of 100 feet to the true point of beginning; thence continuing South $0^{\circ}12'25''$ East then continuing east along said Section 5 a distance of 1560.58 feet thence South $89^{\circ}27'35''$ West a distance of 995.02 feet thence North $0^{\circ}12'25''$ West a distance of 1585.28 feet to a point on the South Right-of-Way line of State Highway 14 a distance $65^{\circ}49'00''$ East along the South Right-of-way Line of Highway 14 a distance of 20.40 feet thence South $89^{\circ}30'55''$ East along the South Right-of-way Line of Highway 14 a distance of 975.96 feet to the point of beginning and containing 35.85 acres more or less being Parcel 5 of the Survey Plat dated September 28, 2007 by Anne M. Korbe, R.L.S. No. 26964. Identified by Logan County Assessor Parcel No. 38072905100203.

The North $\frac{1}{2}$ of Section 5, Township 7 North, Range 55 West of the 6th P.M. Identified by Logan County Assessor Parcel No. 38072905100206 containing 274.00 acres more or less.

All oil, gas, and mineral rights are excluded







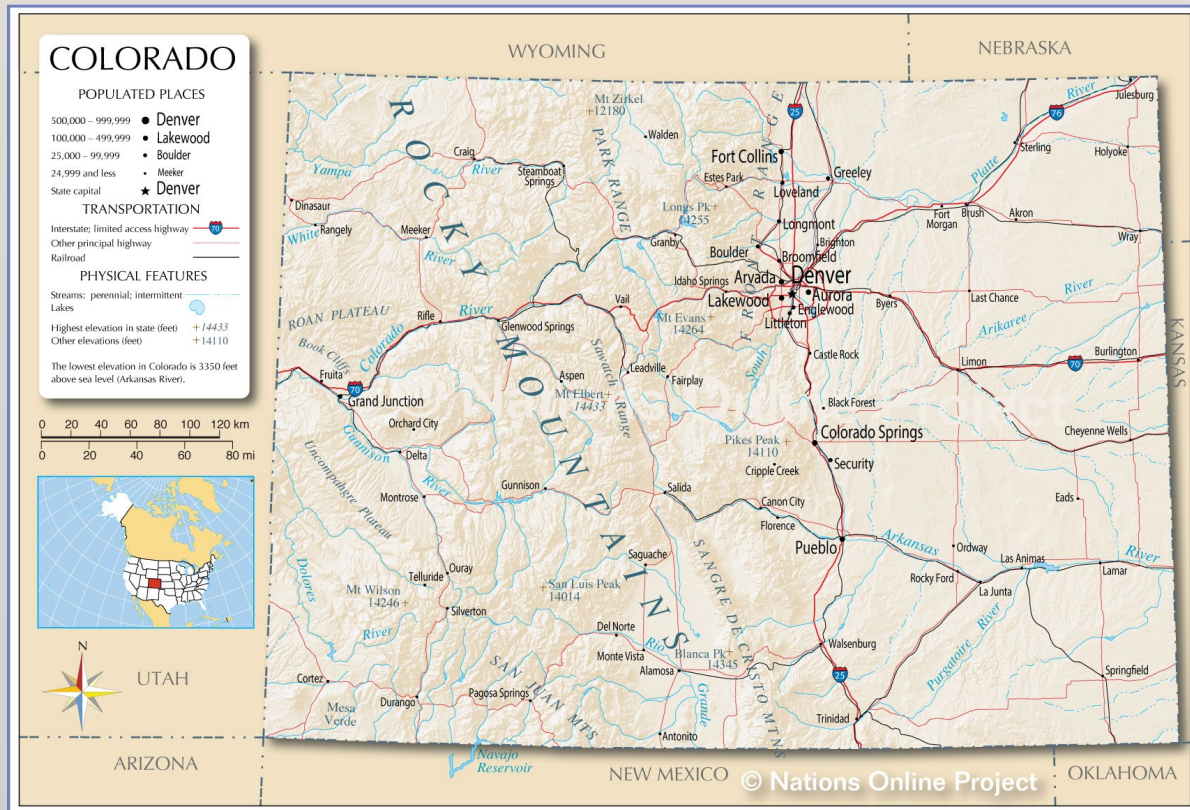
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Northeastern Colorado's **Logan County** is less than two hours from both Denver and Fort Collins - close enough to enjoy big-city amenities, but far enough away to experience quaint small-town living. We are the region's economic hub, offering a rich agricultural heritage, top-notch healthcare facilities, room to grow and easy access to Denver International Airport via Interstate 76.

Logan County is home to Northeastern Junior College, one of the state's premier two-year residential colleges, and historic downtown Sterling, which is experiencing a renaissance with new shops, local restaurants, a brewery and cultural gems.



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, and 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.