



AGPROfessionals

DEVELOPERS OF AGRICULTURE

9003 N. County Road 9
Wellington, CO

\$4,500,000



Turnkey Dairy Facility

- 59 Deeded acres +/- with 1,400 head capacity
- 119,898 lbs of DFA Shipping Rights
- 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 & laborer's house
- Water is provided by 4 Water Taps
- Set up to flush
- 89,000 SCC
- 62% First & Second lactations
- DFA "Top 20 Quality Producer"



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM

3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com

Cow Credentials

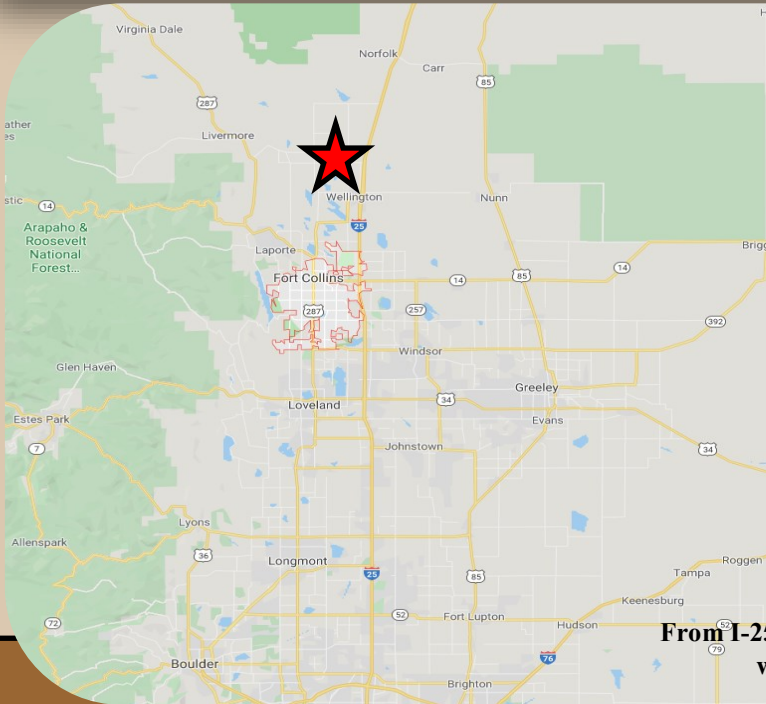


After 40 years of quality milk production, the owners of La Luna Dairy are ready to sell their dairy and retire. Jon and Susan have cultivated an incredible management team with many long-term employees and the same herd manager since 1989. This has launched their dairy into the “DFA Top 20 Quality Producers” for the Mountain Area for the last three years. SCC is currently at 89,000.



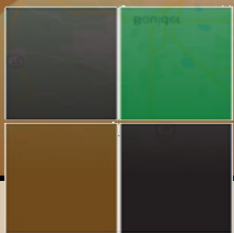
- CAFO Permit for 1,600 cows and 600 heifers has been applied for and is pending
- Conduct Zoetis Genetic Testing to capitalize on animals with superior genetic merit
- Cow health and consulting in cooperation with Colorado State University Veterinary Services
- Genetically closed milking herd w/ excellent lactations rates:
 - 1st Lactation 36%*
 - 2nd Lactation 26%*
 - 3rd Lactation & beyond 38%*
- 89,000 SCC (with recycled sand bedding)





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**



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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: \$18,266.29/2020

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

All oil, gas and mineral rights are excluded

1,650 cows, 1,250 heifers and DFA history to be purchased separately









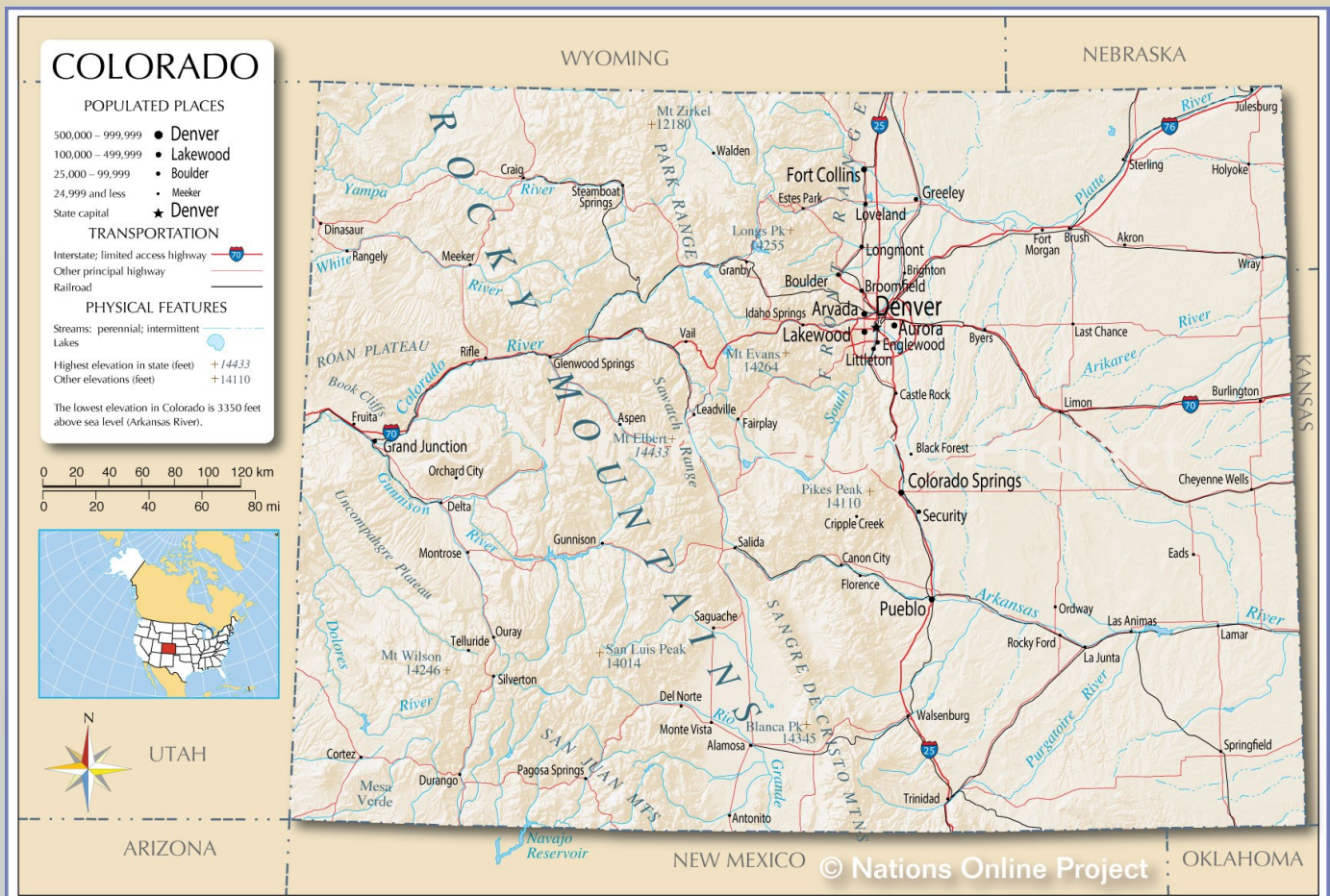


Welcome to Larimer County, CO

Located forty-five minutes north of Denver, Fort Collins sits on the eastern border of Larimer County. This area is picturesque and vibrant, filled with local eateries, pubs and a variety of entertainment options. It is home to Colorado State University, many agricultural, forestry, fishing and hunting companies and many farms, poultry operations and dairies.



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 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.

