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1,080-head Dairy Operation, Snyder, CO

- 317.8 total acres +/-
- Dairy unit (Section 26) 157 acres +/- consisting of 50 pivot irrigated acres +/- , balance in dry land and dairy site
- Farm unit (Section 27) 160 acres +/- consisting of 75 pivot irrigated acres +/-, 30 flood irrigated acres+/-, balance in dry land

DAIRY INFORMATION:

- Freestall dairy barn, cross-ventilated, with three robot rooms
- 18 Lely Astronaut A-5 robotic milkers, 6 will transfer with sale, 12 are leased through Farm Credit
- Double seven herringbone hospital barn with Westphalia/Surge equipment
- Six cow pens with 186 stanchions and 199 free stall beds with built in footbaths and air gates
- Two Mueller milk storage tanks (8,000 gallons)
- Automatic feed pushers, cow brushes & cable scrapers
- Processing facility, commodity shed & shop
- 2 Morgan Quality Water taps and 4 tap equivalents
- Irrigation Well # 14646 augmented through Riverside Irrigation District
- 60,411 lbs of DFA Shipping Rights

\$15,000,000



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



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Dairy Barn: The 439' x 434' cross-ventilated, freestall barn has three rooms with four Lely robots each and six rooms with a single Lely robot. The barn also features automatic Lely feed pushers, Lely cow brushes and automatic cable scrapers. There are six pens total, each with 186 stanchions, 199 free stall beds with water mattresses, built in foot baths, and air gates for sorting cows. The south portion of the building provides a free pack area for maternity and fresh cows. There are four compressors, a plate cooler, 318-gallon hot water storage tank, two 400k btu boilers, 20,000-gallon freshwater storage tank, and two 8,000-gallon milk tanks. A total of 18 Lely robots are on site, six of which are included in the sale with the balance of 12 Lely robots being leased through Farm Credit Leasing. The structure has foam insulation on the ceiling and several large overhead doors.

Hospital Barn: Double seven herringbone with Westphalia/Surge equipment installed in 1998 and upgraded between 2005-2017. The equipment has auto-takeoffs. There is also a 6,000-gallon Mueller tank and an older 2,000-gallon tank. The hospital barn is not currently in use.

Potable Water: Water for the dairy is provided by Morgan County Quality Water and consists of two water taps for the dairy and four tap equivalents. Another water tap provides water to the home on County Road 28.

Irrigation: Southwest 1/4 of Section 26 is irrigated with an irrigation well augmented through Riverside, Case # W-633. There are 50 +/- acres pivot irrigated with a 2022 Zimmatic pivot.

Southeast 1/4 of Section 27 is irrigated with 155 district acres under the Riverside Irrigation District. This parcel has 30 +/- acres of flood irrigated ground and 75 +/- acres are pivot irrigated with a 2018 Zimmatic pivot.

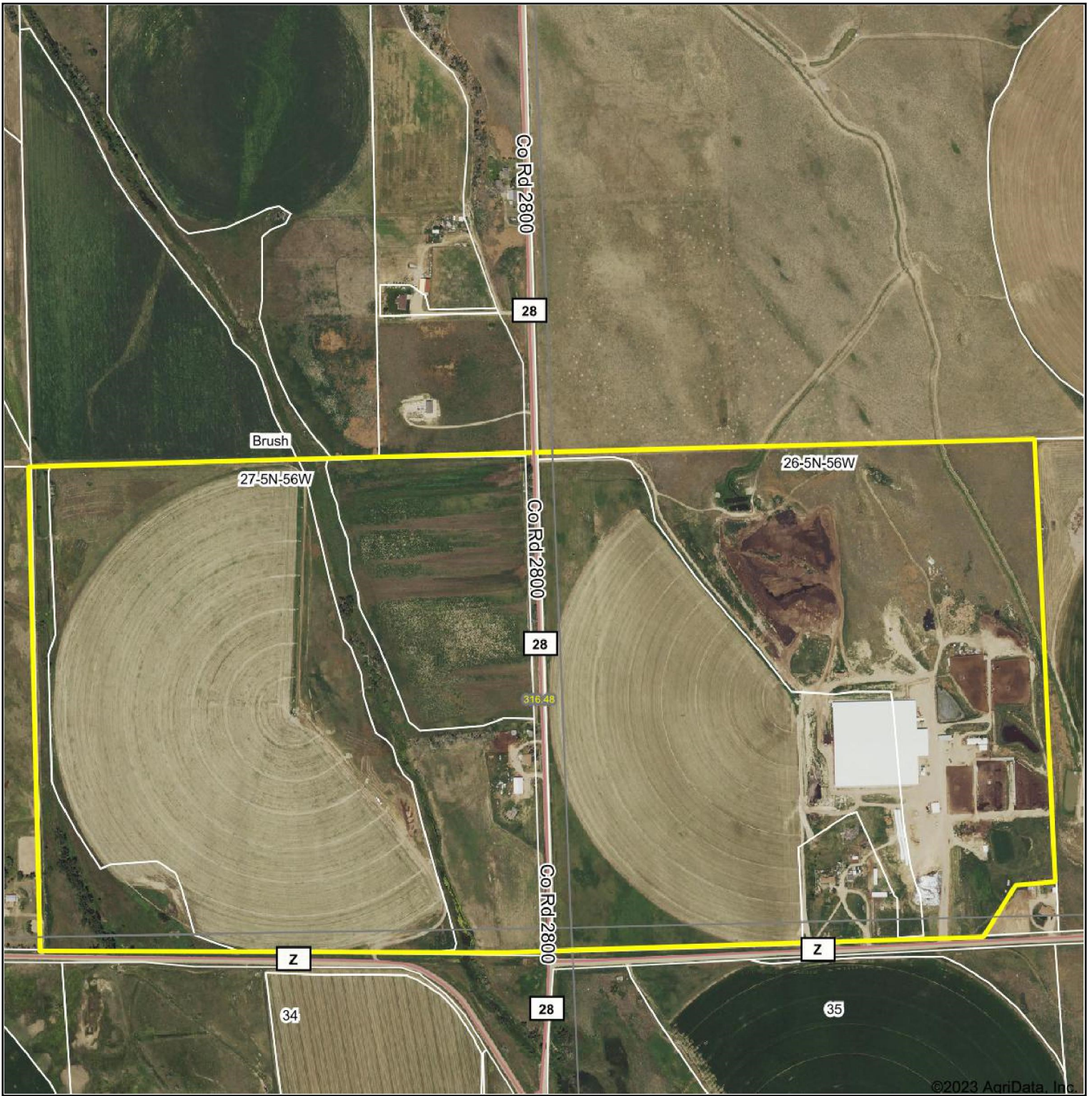
Zoning: The property has a Morgan County Zoning permit allowing 3,500 head on site.

Residences: 1,858 square foot Ranch style home with a nice shop and a 3,200 total square foot duplex home. Both are currently being used as employee housing.

Inclusions: 860-head milking cows, John Deere 4955 Tractor, Kuhn Knight Spreader, Kenworth Feed Truck with Jay Lor 5850 box, Kubota M135 tractor, CAT 928 HZ Feed Loader, 70-ton scale (not installed), and a large backup generator.

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

Aerial Map



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Map Center: 40° 22' 7.2, -103° 37' 1.78



27-5N-56W
Morgan County
Colorado



Maps Provided By:

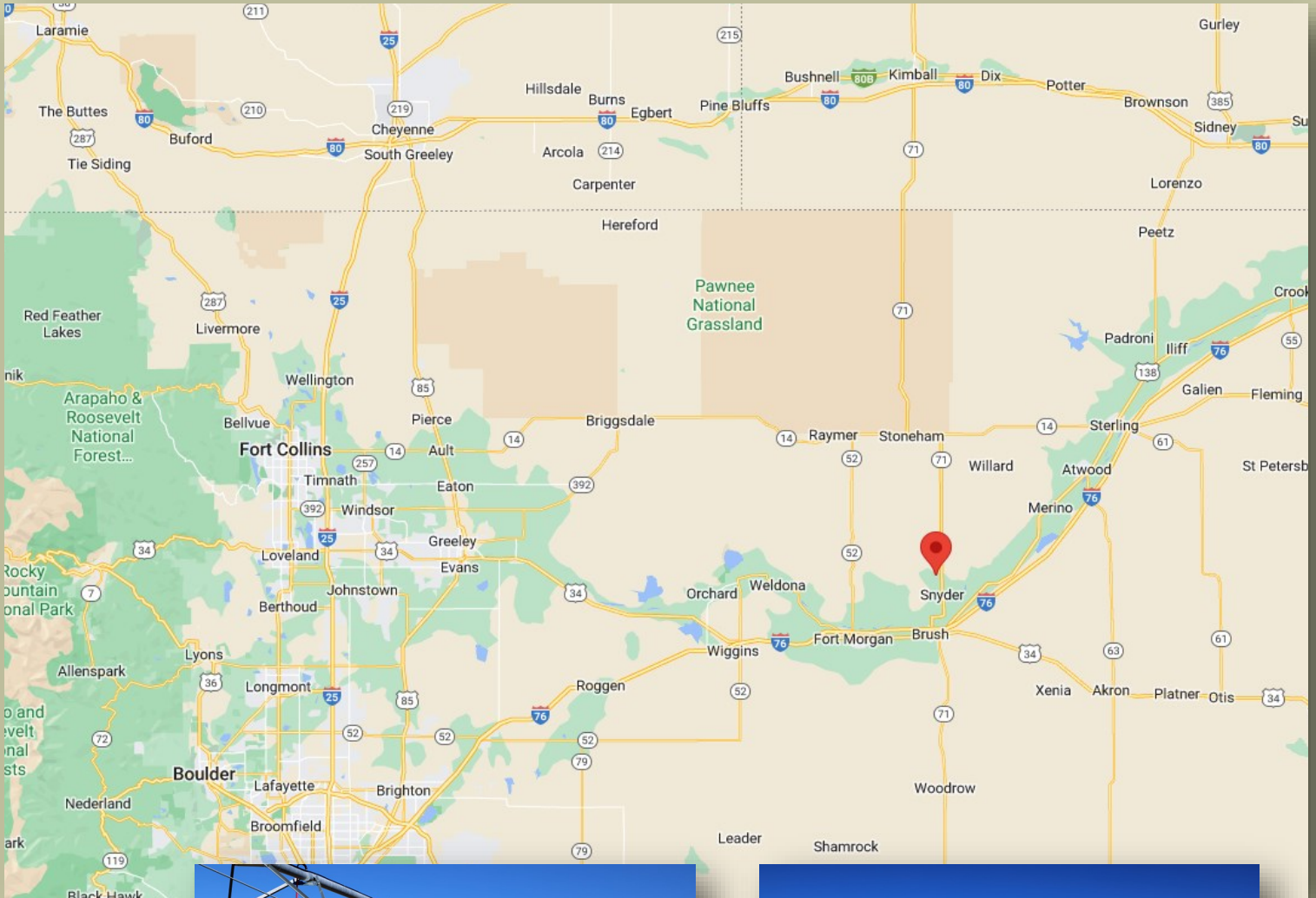
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

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28253 County Road Z, Snyder, CO

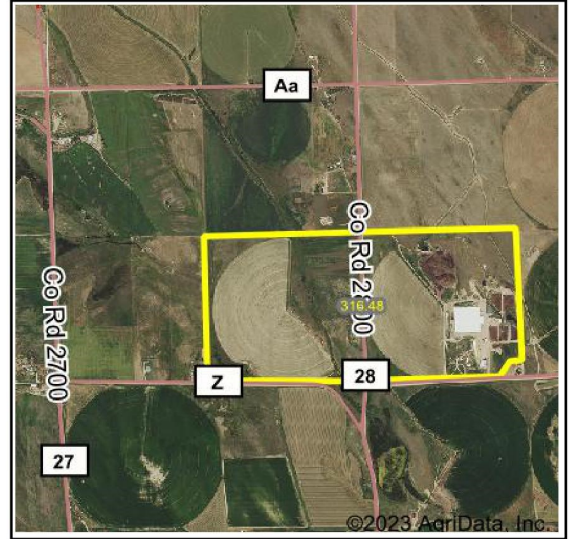
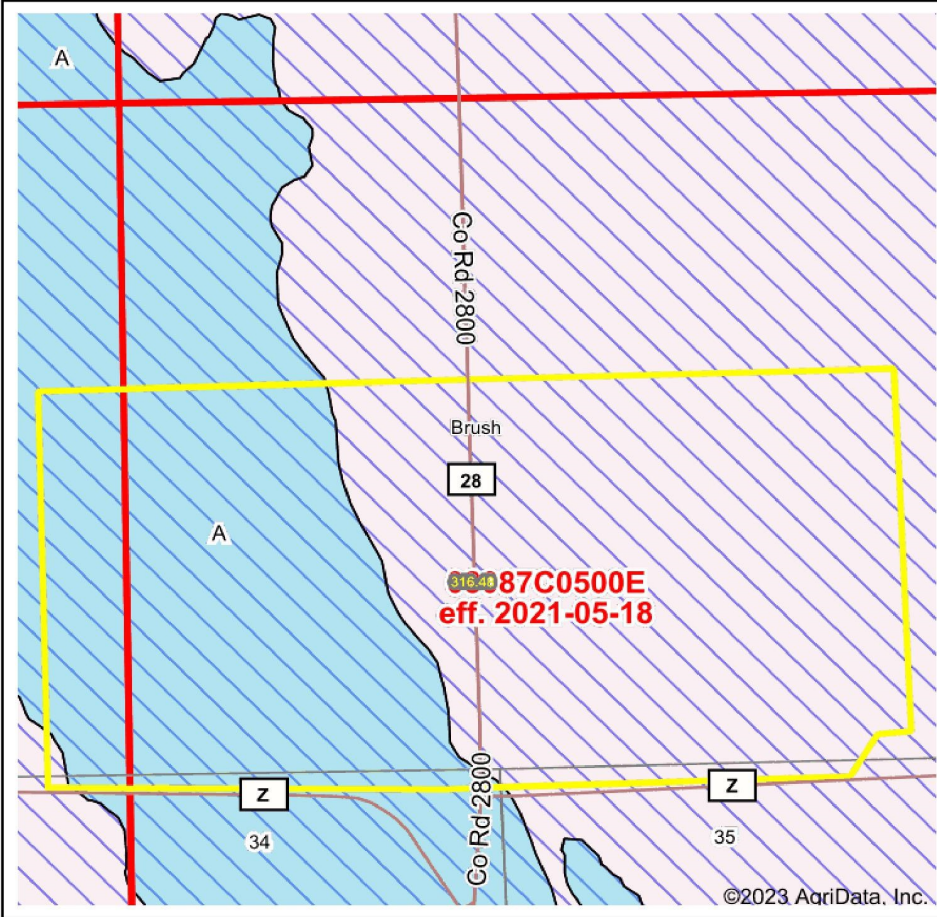
From I-76, north on CO-71, left on County Road Z,
heading west the dairy will be on the right side of the road



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FEMA Report



Map Center: 40° 22' 7.2, -103° 37' 1.78
 State: CO Acres: 316.48
 County: Morgan Date: 4/5/2023
 Location: 27-5N-56W
 Township: Brush

Maps Provided By:

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Name	Number	County	NFIP Participation	Acres	Percent
Morgan County	080129	Morgan	Regular	316.48	100%
Total				316.48	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	187.57	59.3%
A		100-year Floodplain	128.16	40.5%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.75	0.2%
Total			316.48	100%

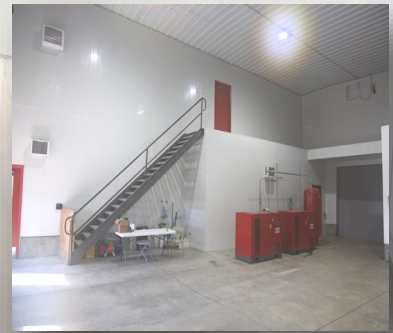
Panel	Effective Date	Acres	Percent
08087C0500E	5/18/2021	286.12	90.4%
08087C0475E	5/18/2021	30.36	9.6%
Total		316.48	100%

Flood related information provided by FEMA



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LEGAL DESCRIPTION: The Southwest $\frac{1}{4}$ of Section 26, Township 5 North, Range 56 West of the 6th P.M. Identified by Morgan County Assessor Parcel No. 097926000002 containing 157.8 acres more or less
The Southeast $\frac{1}{4}$ of Section 27, Township 5 North, Range 56 West of the 6th P.M. Identified by Morgan County Assessor Parcel No. 097927000006 containing 160 acres more or less

Excepting and Reserving unto Grantor 100% of the owned oil, gas, and mineral rights

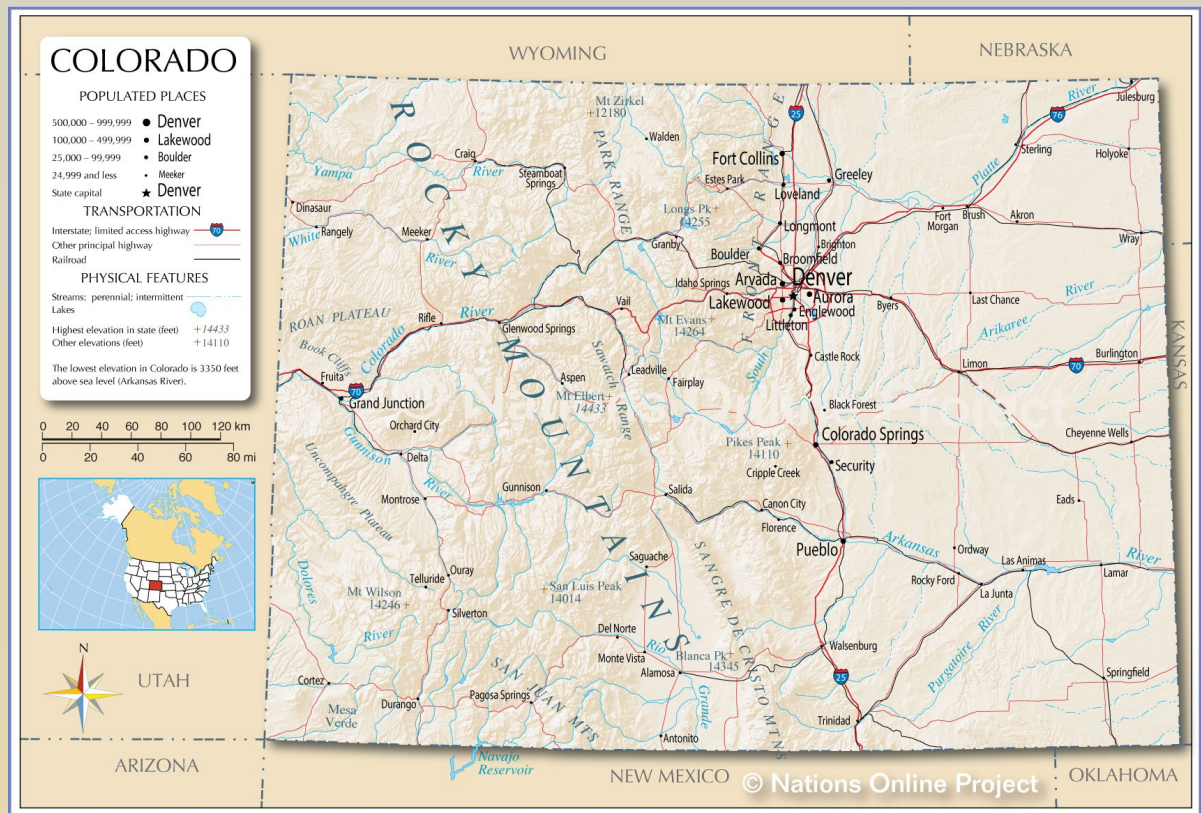


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Morgan County, Colorado was formed in 1889 from part of Weld County. The county seat is in Fort Morgan. Morgan County is primarily a rural entity located on the high plains of northeastern Colorado, with Weld and Logan Counties to the north, Washington County to the east, Adams County to the south and Weld County to the west. Measuring 36 miles long and 36 miles wide, the county encompasses 1,296 square miles. Morgan County is 36th among Colorado counties measured in square-miles, but is abundantly rich agriculturally with many irrigated and dry land farms as well as beef, sheep and dairy ranches.

According to the latest agricultural census Morgan County currently ranks as the 4 largest ag producing county in the state. It ranks 4th in livestock production and 2nd in dairy production in the state. Access to markets is considered above average with the JBS packing plant located in Greeley to the west and the Cargill plant in Fort Morgan for fat cattle markets and milk may be delivered to the Leprino Foods or the DFA dryer plant located on the eastern edge of Fort Morgan. Irrigated and dry land farming, large ranches, feed lots and dairies are the common forms of agriculture for this region.



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.

