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18374 County Road 2

Wiggins, CO

\$3,200,000

Dairy Facility

114 total acres +/-

Double 11 Milking Parlor

4 Freestall Barns - 60 head

130 head

88 head

75 head

Holding Pen 130 head

2 Milk Tanks 6,500 gallons

6,000 gallons

Separate Heifer and Compost areas

2 Residences 3 bedroom/1 bath (2,288 sf)

2 bedroom/1 bath (1,008 sf)

Water for the Dairy is supplied by Morgan County Quality Water and an augmented well



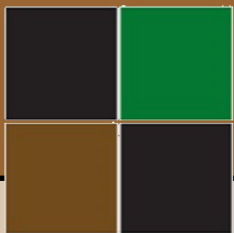
**RYAN
HOSTETLER**

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Comments: Established Dairy comprised of a 3,164 sf barn with a Double 11 Milking Parlor, Milk Room, office and storage areas. There are 4 Freestall Barns with 360-head, 130-head, 88-head and 75-head capacities. The dairy also has separate heifer and composting areas, 130-head holding pens and 2 large milk storage tanks – 6,000 gallons and 6,500 gallons. There are 2 wells (1 augmented for 30 AF), 2 residences and a one-inch water line with 6 tap equivalents. Excellent location, just north of Hwy 34 on CR 2.



Legal: The North 1/2 of the Northwest 1/4 of Section 33, Township North, Range 60 West of the 6th P.M. and The Southwest 1/4 of the North West 1/4, Section 33, Township 4 North, Range 60 West of the 6th P.M.

Taxes: \$19,631.20/2019

Water: 2 wells: 62759-F and 219857

2 Morgan County Quality Water Taps on a 1" line:

(#1750 - 5 tap equivalent)
(#2609 - 1 tap equivalent)

All oil, gas and mineral rights are excluded











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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 and Nevada.

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.

