

AGPROfessionals

DEVELOPERS OF AGRICULTURE

2060 County Road 28
Longmont, CO
\$3,500,000

4.7 acres +/-



Organic Certified USDA/NOP Grain elevator on 4.7 acres +/- . Excellently maintained and reputable facility for receiving grain, storage, and distribution. Easily accessible to all of Northern Colorado and Weld County. This property features 59,700 +/- bushels of total storage by utilization of two 13,000 bushel MFS Commercial grain bins with a capacity of 26,000 +/- bushels and five Freisen grain bins with a total capacity of 33,700 +/- bushels. The cleaning line bin structure holds 11,850 bushels +/- in bin space in 11 different bin partitions.

This inventively designed facility offers vulcanized grain flows for operational longevity, less wear and tear, and easier cleaning. It is handicap accessible with an entrance ramp to the warehouse/office, handicap door handles and a handicap bathroom. The site also has solar panels and potential for railroad sidetracks and a scale.

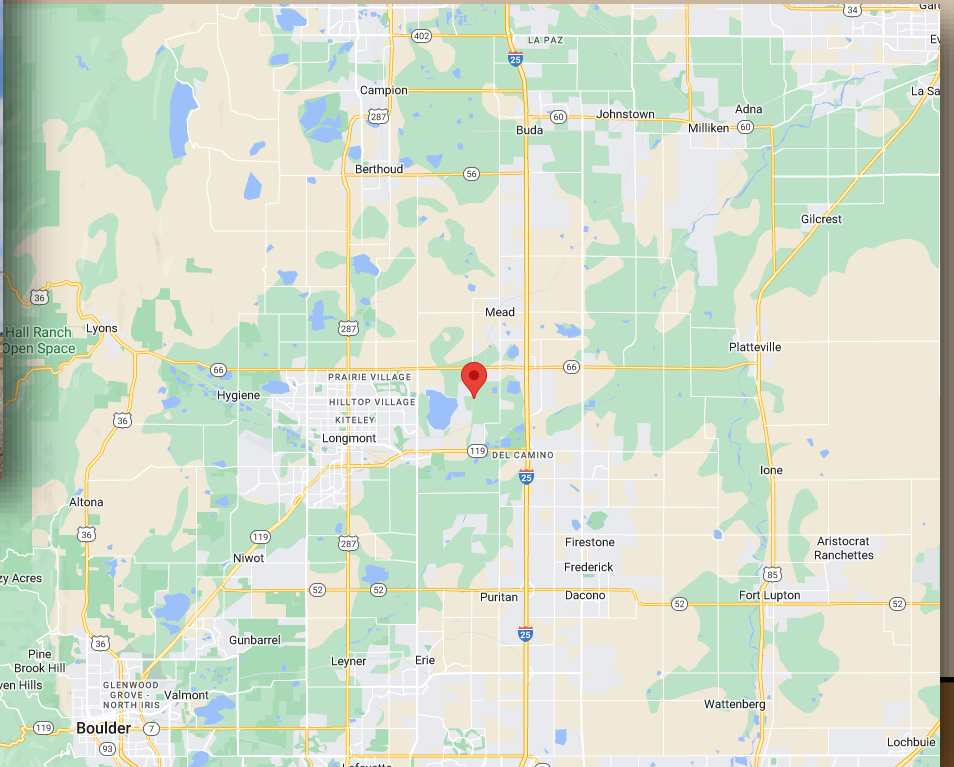


**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
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From Hwy 66, south on County Road 5 to County Road 28. Property is located on the Southeast corner



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MINERALS: Seller shall retain all mineral rights

ZONED: USR for Commercial

TAXES: \$17,032.30/2023

LEGAL: Lot B of Subdivision Exemption No. 575 being located in the Northwest quarter of 33-13-68, containing 4.713 acres more or less. Identified by Weld County Assessor Parcel No. 120733200031





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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.