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DEVELOPERS OF AGRICULTURE

\$5,990,000

03699 County Road 5, Wiggins, CO

Shaver Farms is located in Southwestern Morgan County, Colorado, and has been operated by the Shaver family for 3 generations. Approximately 480 acres of irrigated ground with 4 pivot sprinklers. The irrigated crops have shown high yields over the years and crop records can be provided upon request. The remainder of the property is made up of dryland, pasture, farmstead with a house, shops, grain storage, and cattle pens. There are 8 commingled wells to supply the pivots. There are 3 additional wells, permitted but not yet drilled to irrigate the 160 acres around the farmstead.



**CHAD
TEVELDE**
Associate Broker

AGPROS.COM
3050 67th Avenue, Greeley, CO

970.290.0582 ctevelde@Agpros.com

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

1,632 acres +/-



Dryland Farm:

| | | |
|--------------------------------------------------|-----------------|----------------------|
| Farmstead and Dryland Parcel/Irrigation Possible | 1483-140-00-002 | 124.650 acres |
| Dryland Parcel | 1483-140-00-004 | 300.270 acres |
| Dryland and Pasture Parcel | 1483-240-00-008 | 115.350 acres |
| Dryland and Pasture Parcel | 1483-110-00-005 | 148.620 acres |
| Dryland and Pasture Parcel | 1483-240-00-003 | <u>320.000 acres</u> |
| | | 1,008.9 acres |

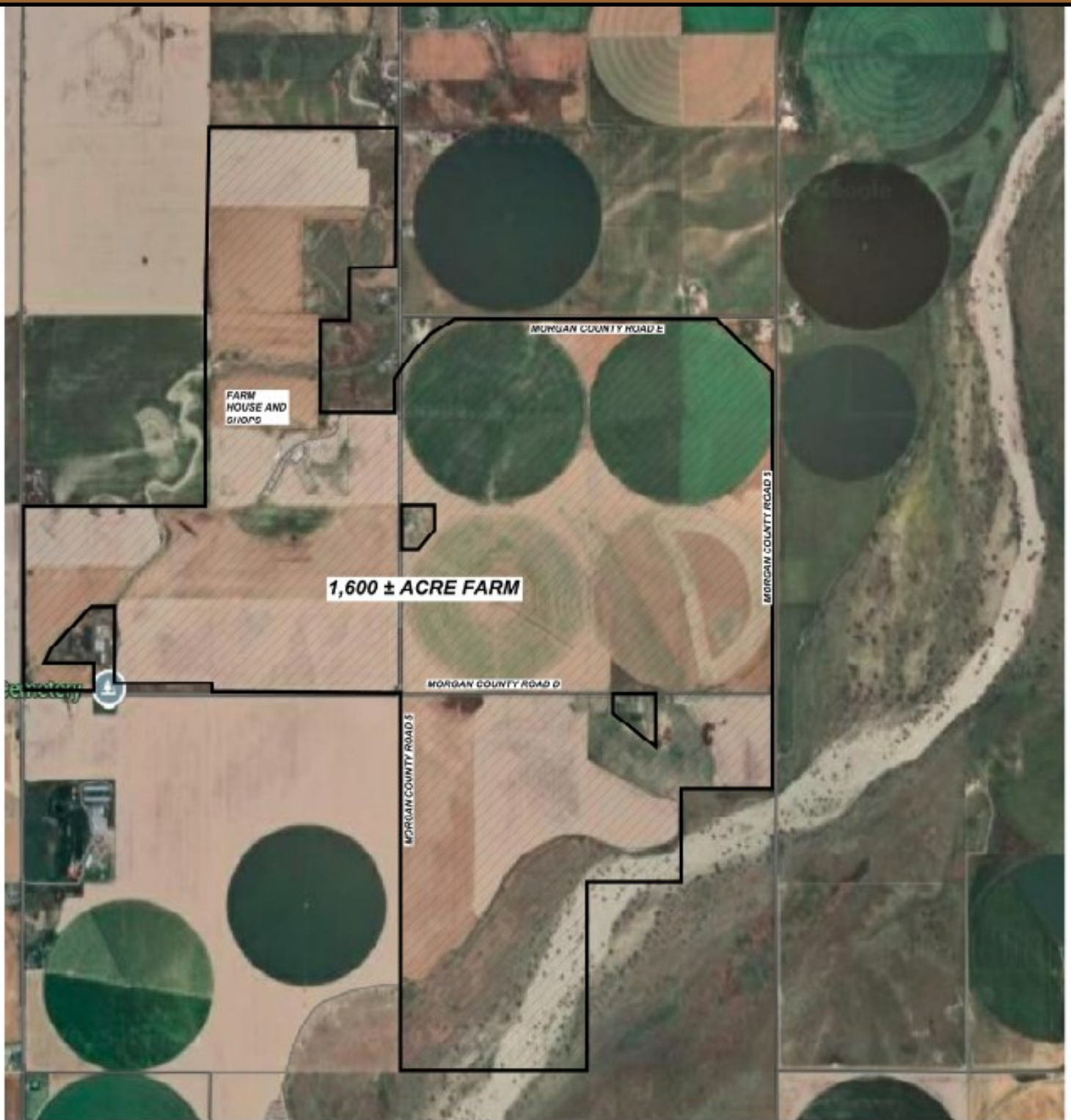
Irrigated Farm:

| | | |
|------------------------------|-----------------|----------------------|
| Pivot Farm Parcel (3 Pivots) | 1483-130-00-005 | 468.080 acres |
| Pivot Farm Parcel | 1483-130-00-003 | <u>155.990 acres</u> |
| | | 624.07 acres |





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Location



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Water/Wells/Irrigation

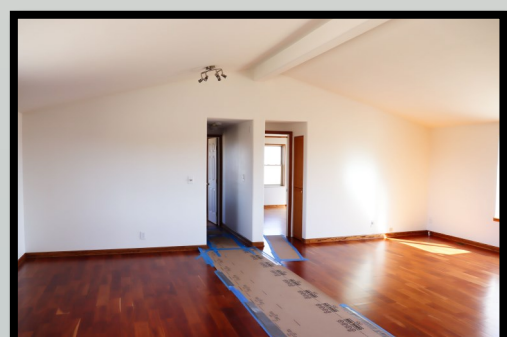
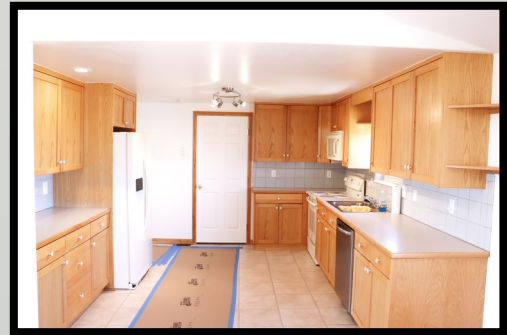
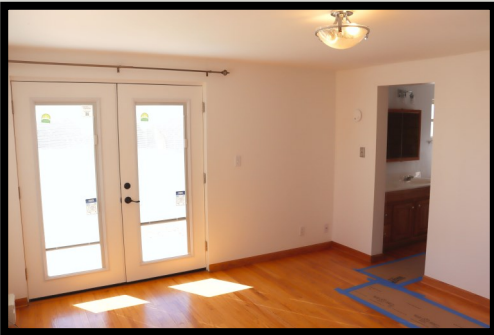
- Well permits 10332-R, 10333-R, 10334-R, 335-R, 10336-R, 8950-F, 3943-F, 6180-F are comingled and allowed to pump not more than **1,875** acre-feet of water annually for the two irrigated parcels.
- Well Permits 12201-R, 12202-R, and 12203-R are undrilled but comingled to provide **400** acre-feet of water annually for irrigation.
- Well permit #281056 currently undrilled is a livestock well for the pasture.
- Morgan County Quality Water Tap for the Farmstead and house.



Residence



Remodeled 3-bedroom 2 bath 1600 sq.ft.manufactured home on a foundation.



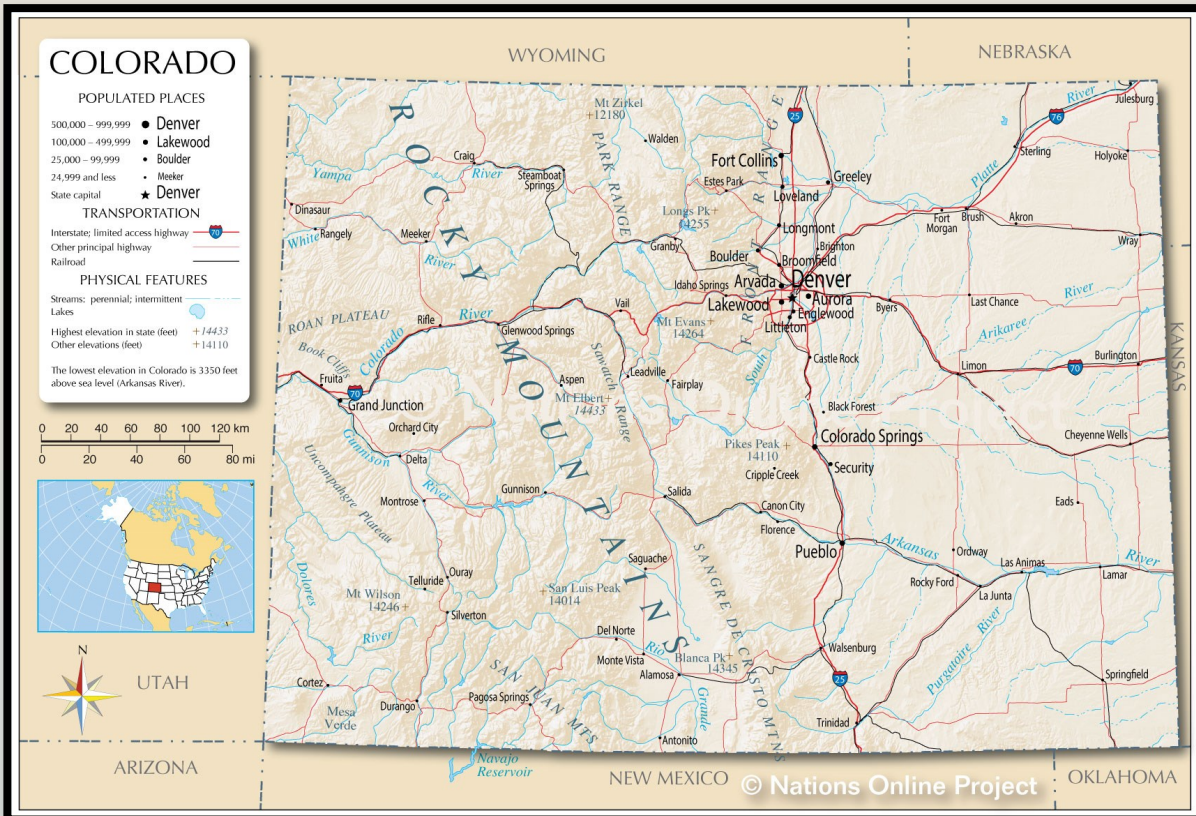
Improvements



- 150ft x 60ft equipment storage building in excellent condition.
- 150ft x 60ft equipment/shop building with 60ft x 60ft heated shop including an office and 2nd floor one bedroom apartment.
- 90ft x 60ft concrete floored equipment storage in the other half of building. 50ft x 30ft heated fabrication shop
- Working pens and shelters for cattle.
- 2 large grain storage tanks, 2 smaller storage tanks, and a tank for cattle feed.



Wiggins is part of Weld County, and is located north of Denver and east of 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 and many large throughfares.



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.