

AGPROfessionals
DEVELOPERS OF AGRICULTURE

*21770 County Road 30
Hudson, CO*

\$4,000,000

This 98-acre +/- Weld County Composting site features a Colorado Class 3 Facility Classification. It produces compost and receives Type I, II, and III Feedstocks from multiple waste generators. The site is not restricted as to the volume of feedstocks, bulking agents, or in-process materials that may be present on the site at any given time. The facility holds a USR (Use by Special Review 1276-AM) Permit for a composting facility. It is located 9 miles north of Hudson northwest of County Roads 30 and 43. Seller shall retain 100% of the owned oil, gas, and mineral rights, and all geothermal.

LEGAL DESCRIPTION: Lot B of Recorded Exemption No. 1213-26-2 RECX12-0097 being part of the Southwest 1/4 of Section 26, Township 3 North, Range 65 West of the 6th P.M. EXCLUDING 51 acres on the east side to be retained by Seller. Seller is to survey off the property prior to Closing. Identified by Weld County Assessor Parcel No. 121326300008 containing 150.9 acres more or less.

TAXES: \$2,896.19/2025

WATER: Well Permit # 297888, 293404, 297889

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM

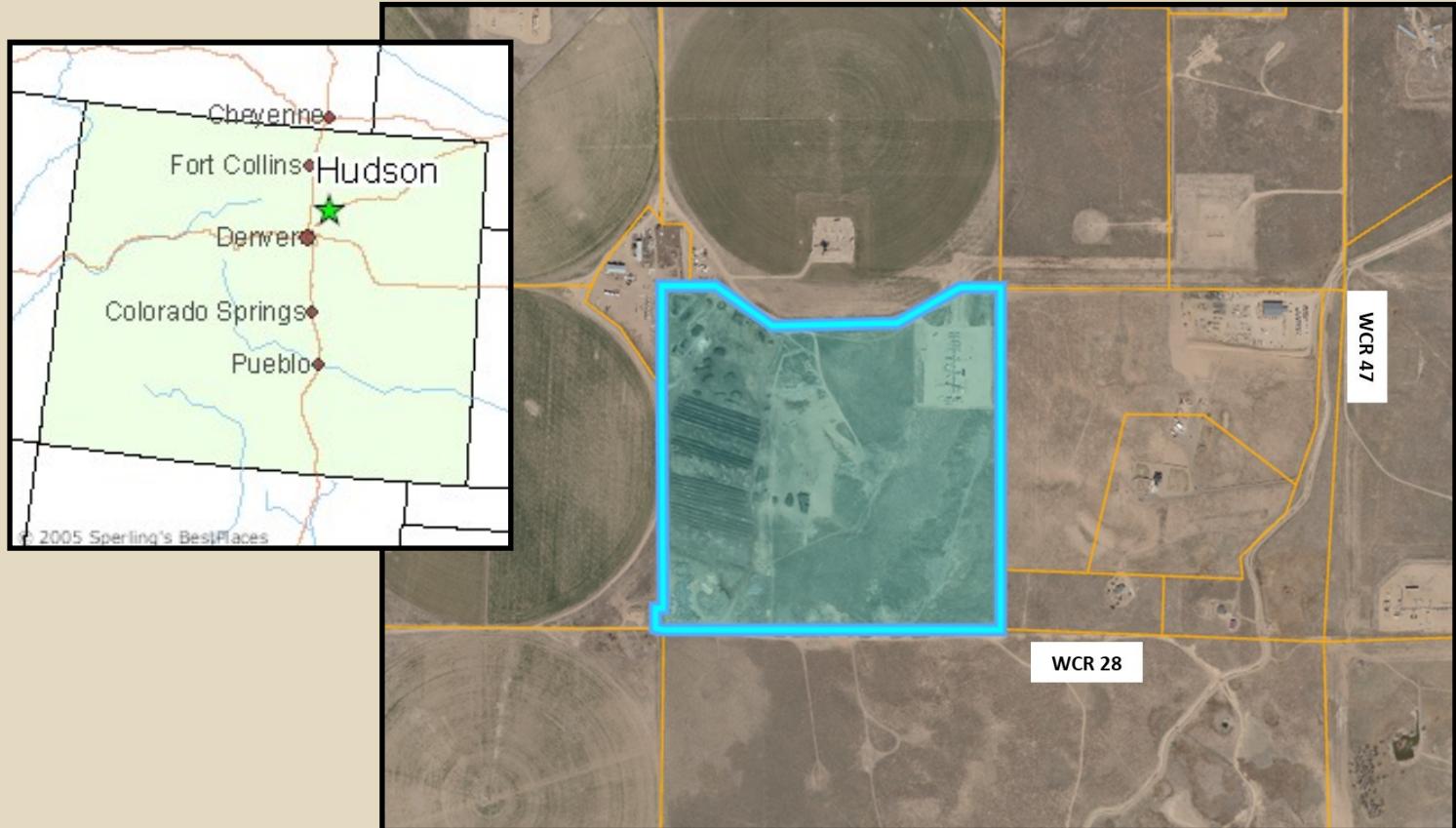
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com

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



From CR 49 (Kersey Road) west on County Road 30 approximately 2 miles

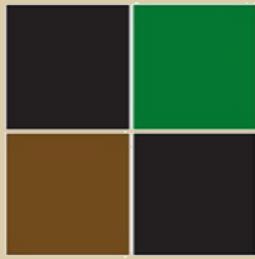


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ADDITIONAL SERVICES

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.

