



FEEDYARD FOR SALE BRUSH, CO

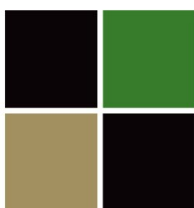
Located on Hwy 71 one half mile north of Interstate 76 this facility offers a prime location with easy access. The feed supply in this part of Morgan County, CO is excellent. There are plenty of opportunities to purchase both corn silage and hay from area farmers. Morgan County farmers recognize the benefits of spreading manure on their farm ground, and as an operator of this yard, you will have no problems getting rid of the waste.

The yard is very clean and is move in ready. The pens are all in good shape. They consist of lodge pole fencing and concrete bunks with pipe and cable neck rail. Water to the yard is provided by three wells which are currently augmented through Riverside on a 5-7 year renewable agreement. There is a permanent water supply plan in process which should be completed in the next 15 months.

The property consists of 160 +/- total acres of which 60 +/- are irrigated by a pivot. Irrigation water is provided by a well which is augmented with 16 Shares of the Upper Platte and Beaver which provides 110 Acre Feet. The yard is permitted for and has a capacity of 10,000 head. There is a dust control system which can be operated remotely with many sprinklers located strategically throughout the yard. All waterers in the pens are concrete.

Improvements consist of a large shop, indoor working facility, older mobile home on a well, and a residence on a water tap with a garage. There is also a feed mill on the property with approximately 15,000 bushel of storage with two elevator legs, one for receiving and the other services the dry roll mill.

\$1,650,000



AGPROessionals, LLC
DEVELOPERS OF AGRICULTURE

This farm is exclusively offered by:

Ryan L Hostetler, ALC
Accredited Land Consultant
303 883 7080 cell
ryan@agpros.com

Olivia Cain
Associate Broker
720 684 7220 Cell
ocain@agpros.com

NOTICE TO PROSPECTIVE PURCHASERS: The information contained herein has either been given to us by the owner or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. AGPROfessionals, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. AGPROfessionals, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the sale of subject property.