



AGPROfessionals

DEVELOPERS OF AGRICULTURE

McDonald Ranch

7247 East County Line Road
Longmont, CO. 80534



\$1,995,000

± 50 Acres

Presented by:
RYAN HOSTETLER, ALC
Accredited Land Consultant



3050 67th Avenue, Suite 200
Greeley, CO 80634

(720) 684-4111 : O
(303) 883-7080 : M
RYAN@AGPROS.COM

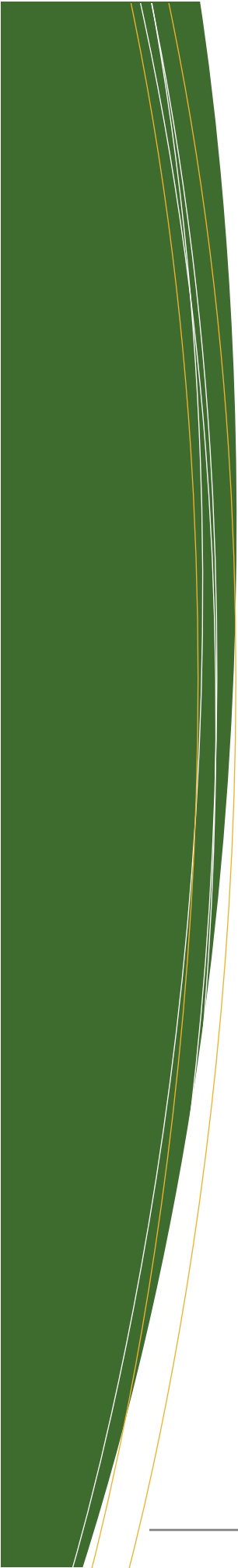


TABLE OF CONTENTS

I.	PROPERTY SUMMARY.....	3
II.	LOCATION.....	4-5
	a. Aerial Map	
III.	ADDITIONAL PHOTOS.....	6
IV.	ACREAGE & LAND USE.....	7
V.	IMPROVEMENTS: MAIN HOUSE.....	8
VI.	IMPROVEMENTS: GUEST HOUSE.....	9
VII.	IMPROVEMENTS: OUTBUILDINGS.....	10
VIII.	ADDITIONAL SERVICES OF AGPROFESSIONALS.....	11

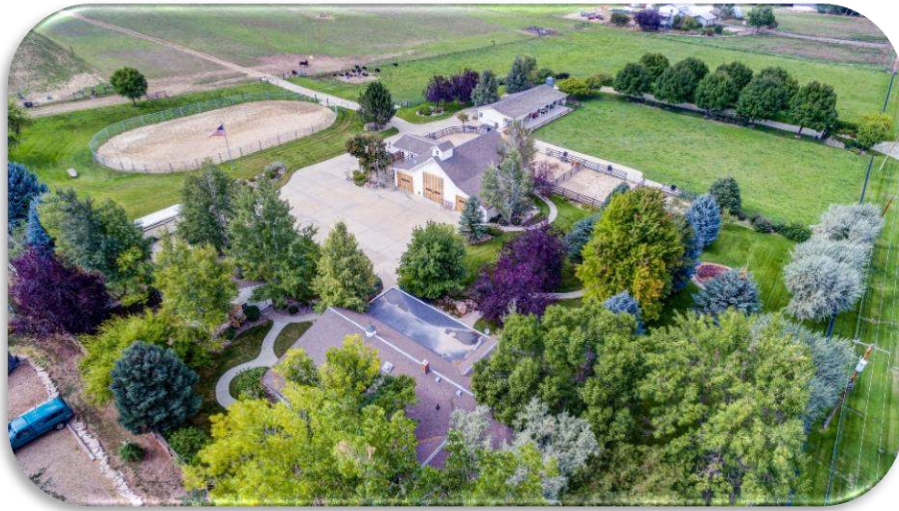


PROPERTY SUMMARY

Enjoy all the luxuries of rural living while being only minutes from downtown Boulder and I-25! The McDonald Farm in Longmont, Colorado is beautifully landscaped with a plethora of mature trees and an enchanting, one of a kind setting . Pass through the steel privacy gate into a Red Purple Ash tree lined driveway before entering the ± 50-acre property.

The main house was completely remodeled in 2001; including updated electrical and plumbing, new windows and doors, continuous hot water heater and central A/C. Another building has been plumbed for a bathroom which could be a possible second residence.

Included in the sale are 33 shares of Boulder-Whiterock irrigation water and irrigation sprinkler system that covers all 50 acres of pasture grass. Additional inclusions are three stock tanks, squeeze chute, cattle chute, powder river pens, 6-stall horse barn, diesel generator and a large barn with upscale finishes and kitchen for entertaining large groups.



AERIAL MAP







IRRIGATION



HOUSE

Bedrooms..... 3
 Bathrooms..... 2 1/2
 Total Sq. Ft (finished)..... 3,513
 Year Built..... 1907
 REMODELED..... 2001
 Style..... Ranch
 Construction..... Wood/Frame
 Floors..... Carpet/Tile/Wood
 Heating..... Forced Air & Hot Water
 Cooling..... Central Air
 HOA..... None

Parcel..... Roo52387

Inclusions: Dishwasher, Refrigerator, Garage Door Opener, Stove, 2 Ovens, Microwave, and Window Coverings and Treatments.

Description: The house was beautifully remodeled in 2001 with new windows, doors, all new electrical and plumbing, continuous hot water heat and central A/C. All utilities are underground with a 30 kw diesel generator.

Exclusions: Oil and gas rights, mineral rights, stove and scale in barn.



HOUSE (cont.)



HORSE BARN

Total Sq. Ft (finished)..... 1,440
 Year Built..... 2000
 Construction..... Wood/Frame
 Floors..... Concrete

Description: This five-stall horse barn boasts Port A Stalls and rubber mats. This barn is very nicely set up with automatic waterers, tack room and feed room with a riding arena nearby. A diesel generator was recently installed for backup in case of power outage.



IMPROVEMENTS

- Hand dug livestock well
- All irrigation canals replaced with a 24" PVC underground pipeline
- Left hand water tap
- One acre electric dog fence around home
- Three heated stock tanks equipped for 40 head
- 10,000-gallon underground tank for lawn irrigation
- WPA outhouse building plumbed for a possible 2nd residence
- All pens composed of 4" steel tubing
- Five underground tanks installed to assist with drainage
- Five-strand high tensile electric fencing
- A 5-strand power fence helps control livestock and is cross fenced dividing land into four pastures
- CATTLE OPERATIONS: Squeeze chute, Powder River brand cattle chute, branding and loading area.
- Main driveway into property is all cement with river rock pillars.
- Electric underground sprinkler system for yard and trees.
- All buildings are connected with concrete sidewalks and surrounded by black wrought iron fencing.

SPECIAL EVENT BARN

Total Sq. Ft (finished)..... 3,034
 REMODELED..... 2014
 Year Built..... 1907
 Construction..... Wood/Frame
 Floors..... Concrete
 Heating..... Dual Forced Air
 Cooling..... Ceiling Fans

MAIN HALL: This one of a kind barn has been renovated with high end features like beetle kill wood and handmade cabinetry. The kitchen contains 2-dishwashers, large gas stove/ovens, side-by-side refrigerator, microwave and 3-tub stainless steel industrial sink. The main room is 50'x40' with 20' ceilings. Enjoy beautiful antique light fixtures with antique switches. This hall easily hosts over 90 guests. Picnic tables can be removed and stored in Barn Space to allow parking for a full-sized RV.

GAME ROOM: Attached to the main hall is a 20' x 20' game room. This area contains a half bath with standing shower stall and sink.

STORAGE ROOM: Attached to the main hall is another room used for storage. This 20' x 50' room is the perfect space for ATV's, entertaining equipment, etc.

BARN SPACE: There is a 4th Room measuring 25' x 25' that is currently used for yard equipment.





AGPROfessionals

DEVELOPERS OF AGRICULTURE



ADDITIONAL SERVICES OF AGPROFESSIONALS.

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 for Lobbying at the local, State & Federal level in Colorado, Nevada & Wyoming.

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.

"A Leader in Agricultural Development Since 1996"