

Beef Town Feedlot  
Fort Moran, CO

**WATER RIGHTS:**

2 shares Capital Stock of Daily Lateral Ditch Company  
21 Bijou irrigation District Acres  
7 Shares Bijou Irrigation Company  
2 shares Capital Stock of Daily Lateral Ditch Company  
40 Bijou Irrigation District Acres  
11 Shares Bijou Irrigation Company

The following well permit numbers also transfer with the sale of the subject property:

1-9107(49448)  
1-015134  
3-31792  
4-33937

1 irrigation well Adjudicated 1,800 gpm Adjudication # 8313 Case # W-2704B  
1 augmentation pond Case # 2001CW 189  
1 irrigation well Adjudicated 1,300 gpm Adjudication # 4561 Case # W-2704-B114

**ACREAGE:**

160 +/- total acres, 61 of which is flood irrigated, 30 +/- acres of dry land, the balance is improved property consisting of pen space for 3,100 head, 955 Celf-tel hutches, 201 fiberglass calf hutches, 29 portable sheds on skids. There is also an office, older home, working facilities, elevator and commodity shed.

**PRICE:**

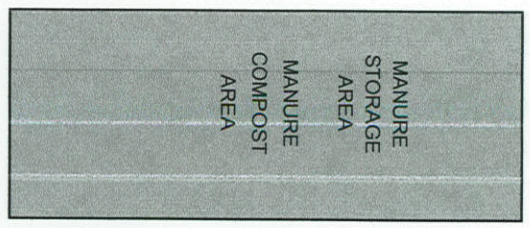
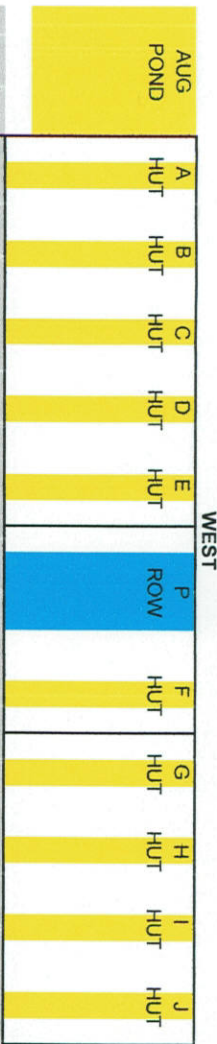
\$1,350,000 for land, water and attached property. Turnkey operation which includes equipment and calf hutches is available for \$691,500.



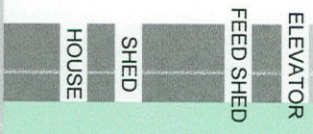
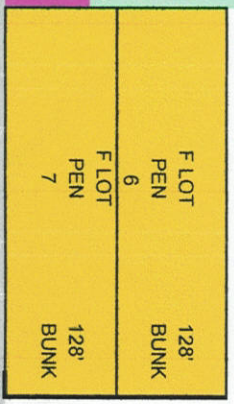
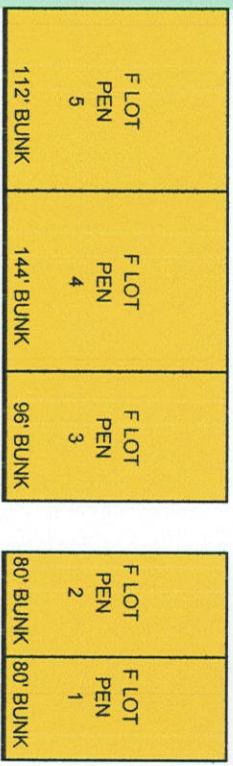
**AGPRO**essionals, LLC  
DEVELOPERS OF AGRICULTURE

For more information or to schedule a showing please contact:  
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21 ACRE IRRIGATED FIELD



PHASE 1 CAPACITY	
FEEDLOT PENS	1620 HEAD
WEANING PENS	1560 HEAD
HUTS	1481 HEAD
TOTAL CAPACITY	4661 HEAD

40 ACRE IRRIGATED FIELD

COUNTY ROAD 17

## PROPERTY WATER INFORMATION

### LEGAL DESCRIPTION

1) NORTH 80 ACERS  
N1/2SE1/4 OF SECTION 14 T3N-R58W

2) SOUTH 80 ACERS  
S1/2SE1/4 OF SECTION 14 T3N-R58W

### APPROXIMATE USE OF ACREAGE

TOTAL ACERS	160
TOTAL ACERS IRRIGATED	61
TOTAL ACERS DRY LAND FARM	39
TOTAL ACERS AUGMENTATION POND	5
TOTAL ACERS LIVESTOCK PERMITTED	55

### WATER RIGHTS

1) SOUTH 80 ACERS

5 DECREED COMMERCIAL WELLS (FEEDLOT WELLS)  
DECREED MARCH 5, 1973/ RECORDED MAY 27, 1976 B761P416

<u>WELL #</u>	<u>DATE OF APPROPRIATION</u>	<u>AMOUNT OF WATER</u>
1-9107(49448)	JULY 31, 1961	.034 CFS
1-015134	JUNE 30, 1970	.10 CFS
3-31792	AUGUST 31, 1967	.067 CFS
4-33937	MAY 31, 1968	.067 CFS
4-UNREGISTERED	DECEMBER 31, 1954	.034 CFS

1 IRRIGATION WELL (ADJUDICATED 1800 GPM)

<u>ADJUDICATION #</u>	<u>CASE #</u>	<u>RECORDED DATE</u>
8313	W-2704B	AUGUST 23, 1976

SURFACE WATER

2 SHARES OF CAPITAL STOCK OF DAILY LATERAL DITCH CO.  
21 BIJOU IRRIGATION DISTRICT ACERS  
7 SHARES BIJOU IRRIGATION COMPANY  
AUGMENTATED BY BIJOU IRRIGATION COMPANY

AUGMENTATION POND

<u>CASE #</u>	<u>RECORDING DATE</u>	<u>FILL CAPACITY</u>
2001 CW 189	OCTOBER 29, 2001	40 ACER FEET

2) NORTH 80 ACERS

1 IRRIGATION WELL (ADJUDICATED 1300 GPM)

ADJUDICATION #  
4561

CASE #  
W-2704-B114

RECORDED DATE  
AUGUST 23, 1957

SURFACE WATER

2 SHARES OF CAPITAL STOCK OF DAILY LATERAL DITCH CO.  
40 BIJOU IRRIGATION DISTRICT ACERS  
11 SHARES BIJOU IRRIGATION COMPANY  
AUGMENTATED BY BIJOU IRRIGATION COMPANY

AVAILABLE TREATED WATER

- 1) MORGAN COUNTY QUALITY WATER ON EAST SIDE OF PROPERTY
- 2) CITY OF FORT MORGAN WATER ON SOUTH SIDE OF PROPERTY

PROPERTY BUILDINGS, SCALE, MILL

1) HOUSE

1 1/2 STORY HOUSE BUILT IN 1904. 768 SQUARE FEET MAIN LEVEL AND 768 SQUARE FEET IN BASEMENT.

2) OFFICE / SHED

2440 SQUARE FEET STEEL BUILDING OF WHICH 1220 SQUARE FEET OF OFFICE SPACE (3 YEARS OLD) AND 1220 SQUARE FEET OF MACHINE SHED.

3) COMMODITY SHED

5 BAY COMMODITY SHED WITH SMALL OFFICE OR BREAK ROOM ATTACHED.

4) FEED MILL

40,000 BUSHEL GARIN STORAGE WITH A 750 BUSHEL PER HOUR ROLLER MILL

5) GROUND SCALE

40,000 LB GROUND SCALE FOR TRUCKS OR CATTLE

## EQUIPMENT LIST FOR SALE AS OF 10/1/10

### VEHICLES AND EQUIPMENT

<u>LOADERS</u>	<u>SERIAL NUMBER</u>	<u>MARKET VALUE</u>
244J JD WHEEL LOADER	LU244JX715439	35,000.00
244J JD WHEEL LOADER	LU244JX719120	40,000.00
<u>TRACTORS</u>		
6430 JD MFWD	LO6430K528630	60,000.00
4555 JD	W4555P004759	35,000.00
3203 JD (MILK/WATER)	LV3203H496682	10,000.00
3203 JD (MILK/WATER)	LV3203H496684	10,000.00
3203 JD (MILK/WATER)	LV3203H496691	10,000.00
3203 JD (MILK/WATER)	LV3203H496687	10,000.00
<u>TRUCKS</u>		
FORD BACK DUMP	F61DRH32518	2,000.00
07 SUPREME MIXER	43747EGA11809	90,000.00
<u>TRAILERS</u>		
4 C-M 14 FT (CALF)	49TSB142671087903	3,500.00
4 C-M 14 FT (CALF)	49TSB142171087906	3,500.00
4 C-M 14 FT (CALF)	49TSB142X71087905	3,500.00
4 C-M 14 FT (CALF)	4715B142971087894	3,500.00
4 C-M 14 FT (CALF)	49TSB142381088895	3,500.00
WW 16 FT	11WEH1621CW111320	500.00
SPENCER 16 FT	GN80161BR03900000	500.00
PJ FLATBED	4P5GF2520Y1036401	3,000.00
HILLSBORO	1TH2A2DK45114072	3,000.00
MILK BOTTLE TRAILER	n/a	3,500.00
MILK BOTTLE TRAILER	n/a	3,500.00
KJ FEED TRAILER	80073V80075	500.00
500 GAL WATER	n/a	500.00
500 GAL WATER	n/a	500.00
KJ FUEL TRAILER	197-354 (32547)	1,000.00
2 JB FEED TRAILERS	n/a	2,000.00
<u>ATVS</u>		
JD GATOR 620 I	MOXUVGX016817	1,500.00
JD GATOR 620 I	MOHP46X044065	1,500.00
JD GATOR 620 I	MOXUVGX015086	1,500.00
JD GATOR HPX	MOHP4GX018867	1,500.00
JD GATOR HPX	MOXUVGX010590	1,500.00
<u>VEHICLES</u>		
01 CHEVY 3/4	1GCHK24U51E254698	3,000.00
00 CHEV PU	2GCEK19T1Y1306322	2,500.00
<u>EQUIPMENT</u>		
ORTHMAN 1270	CSX	2,000.00
FOGGER	2000	2,000.00

CHUTE	n/a	500.00
4 IN WATER GR PUMP	n/a	1,000.00
WELDER	bobcat	1,000.00
15' DISK	Krause 2227 1033	250.00
15' MULCHER	n/a	250.00
8' MOWER	W00MX7X014135	2,000.00
LIME SPREADER	Curtis	100.00
2 WESMASTER GAPEL	n/a	1,000.00
760 ROTO GRIND	2105107	12,000.00
10' CAMMOND BLADE	n/a	750.00
LOADER FOR 3203	n/a	2,500.00
WEED SPRAYER	n/a	750.00
HOTSIE WASHER	n/a	3,000.00
 <b><u>OFFICE</u></b>		
ALL OFFICE	n/a	5,000.00
 <b><u>HUTS</u></b>		
ALL HUTCHS AND SHEDS	n/a	306,400.00
<hr/> <b>TOTALS</b>		<b>691,500.00</b>