



# Premier Colorado Feedyard



AGPROfessionals, LLC  
 4350 HIGHWAY 66  
 LONGMONT, CO 80504  
 970.535.9318/OFFICE  
 970.535.9854/FAX  
 www.agpros.com

 **AGPRO**fessionals, LLC  
 DEVELOPERS OF AGRICULTURE

**\$5,950,000**



**LOCATION & FACILITY:**

- Permitted for 35,000 head feedyard, permit pending for 5,000 cow dairy
- Capacity 22,500 head
- Morgan County, Colorado
- Intersection of Morgan County Roads M and I-Paved Access
- Approx. 5 miles to Wiggins, 20 miles to Fort Morgan, and 45 miles to Greeley, Colorado
- Close to services but secluded

**LAND:**

- Total Acres ± 2,000
- ± 620 acres irrigated farm ground
- 3 full center pivots, ½ pivot, and ¾ pivot
- ± 1,160 acres dryland farm ground/pasture



**WATER:**

- Located in closed groundwater basin (no augmentation required)
- Commercial well, 80 gpm
- 9 domestic wells
- 5 connected irrigation wells
- ¾" Morgan Quality water tap
- 2 water storage tanks 425,000 gal. capacity



**DETAILS:**

- U-shaped feedlot bunks, 15' concrete aprons
- 40ft. x 80ft. concrete block horse barn
- Office/scale house with 4 offices
- 5 stick built employee houses
- Pipe and cable corrals
- 2 hospitals, processing barns
- 30 ft. and 75 ft. scales

