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DEVELOPERS OF AGRICULTURE

2,400-head Dairy Facility

Wiggins, CO
\$11,000,000



This well maintained and recently updated dairy is conveniently located off I-76 near Wiggins, Colorado. It is situated on 845 acres (+/-) with 300 acres irrigated. The dairy capacity is 2,400 head, permitted for 9,040 head, with ample room for growth and few neighbors. Includes two wells and four water taps.

Dairy Improvements:

- Boumatic 60 stall rotary platform remodeled in 2014
- New freestall barn with 340 beds and 270 headlocks
- 6 Milk cow pens with 1,690 headlocks
- 40' x 300' commodity barn with 9 bays
- Heifer pens, 10 open lot pens with 250 headlocks, up to 550-head capacity
- Modern ICU/maternity barn, built in 2005 with 286 headlocks and vet station
- Hospital barn, 80' x 40' insulated and heated with a double 8 parlor
- 2,470 total headlocks
- Office with reception area, conference room, 3 offices and restrooms
- Platform truck scale, 140,000 lbs
- 2-Static manure separators, settling pond and holding lagoon
- 90,000 gallon concrete water cistern
- 22 Surveillance cameras
- 2-Milk Tanks, 7,000 gallons
- 1-Milk Tank, 6,000 gallons
- 9,040 head permit

Acreage:

- 845 total acres (+/-)
- 300 acres sprinkler irrigated (2 new pivots)
- 349 acres pasture

Water:

- 4 - 1" Quality water taps
- 1-Livestock Well
- 1-Irrigation Well (1,200 gpm)

Residences:

- 2,700+ sf ranch built in 2007, with 3 bedrooms, 2 3/4 baths and a 2 car attached garage
- 1,620 sf modular, with 3 bedrooms and 2 baths
- Gardens, orchard and vineyard

Additional 130 irrigated acres available-\$1 M

- Stainless Steel Sprinkler
- Bijou Water District

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3050 67th Avenue, Greeley, CO

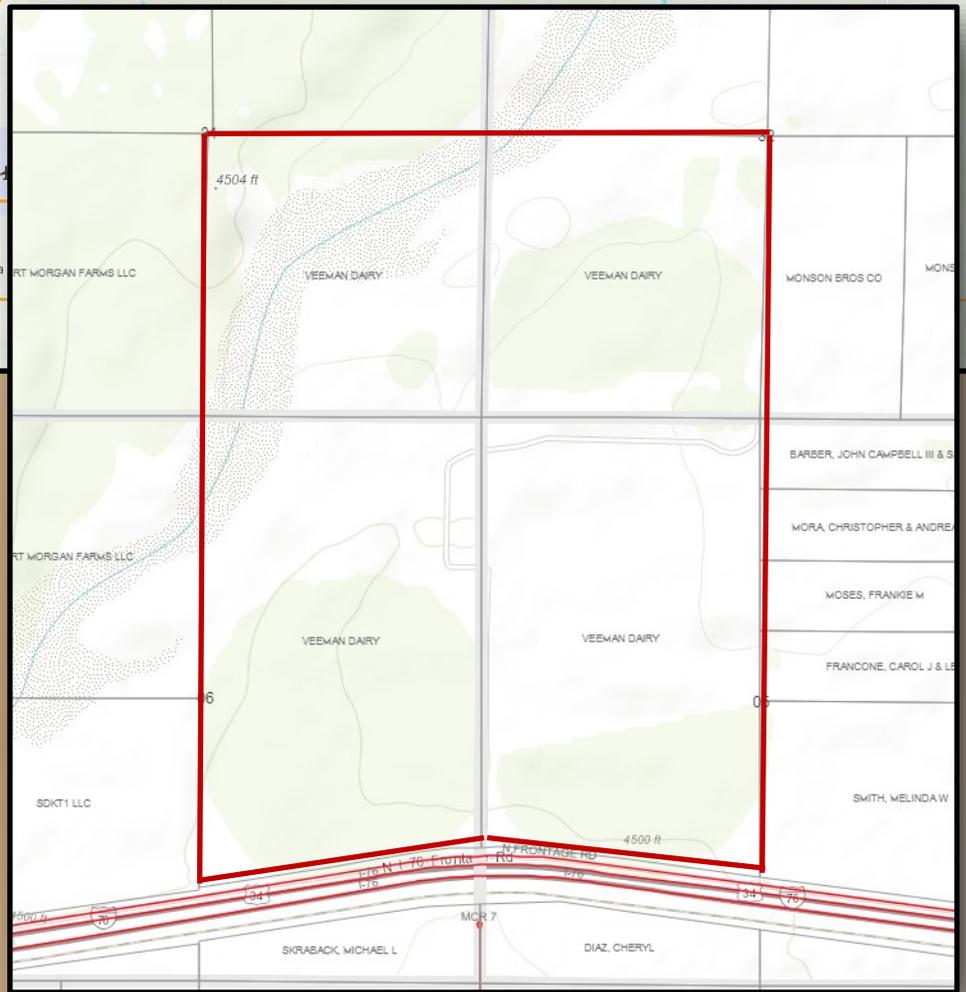
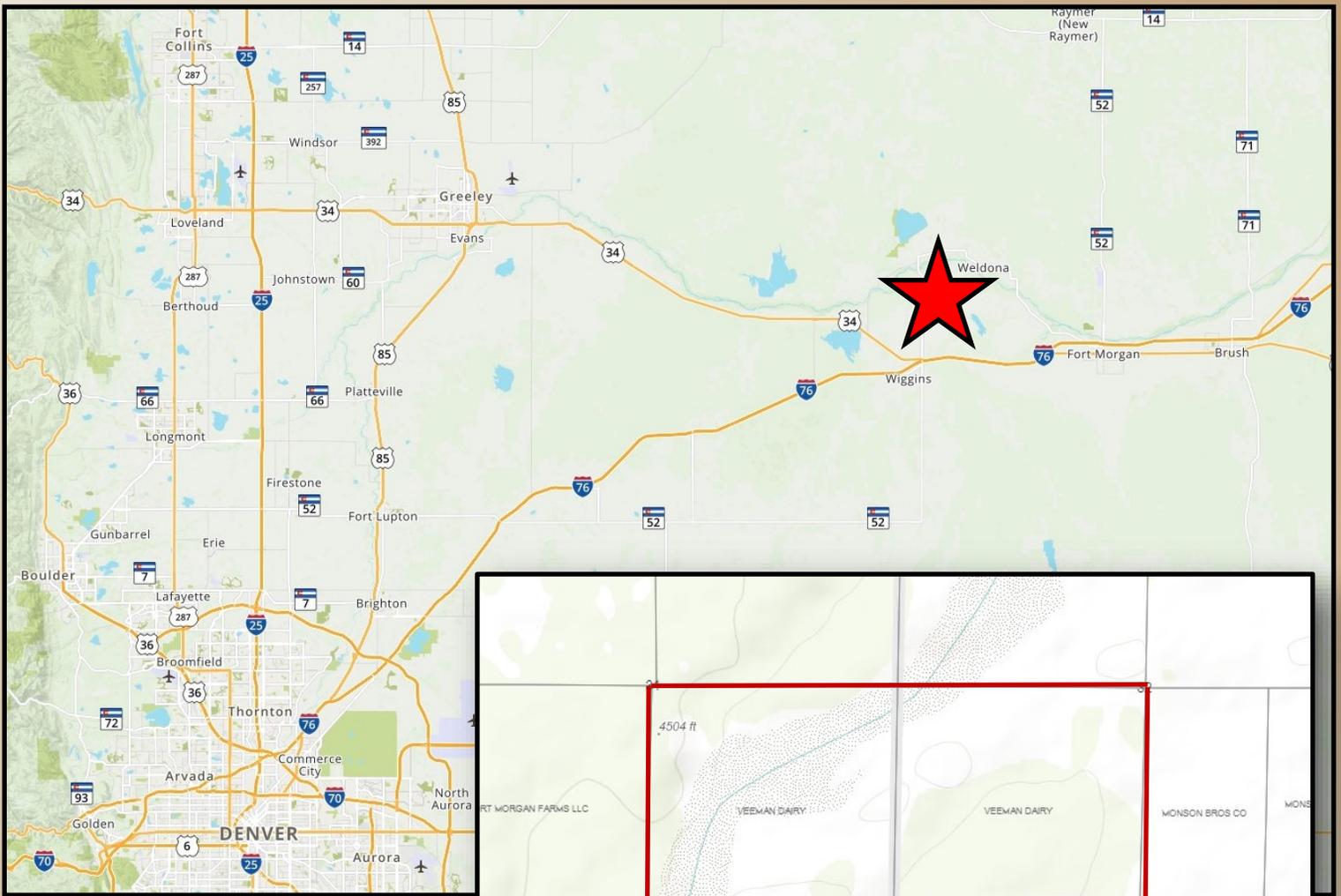
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HOSTETLER
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Consultant

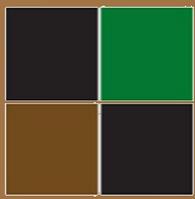






Legal Descriptions:

- The Southeast 1/4 of Section 31 and the Southwest 1/4 of Section 32, Township 4 North, Range 59 West of the 6th P.M.
- Portions of East 1/2 of Section 6 and the West 1/2 of Section 5, Township 3 North, Range 59 West of the 6th P.M.



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Maternity Barn



Parlor



Shop



Equipment Room



Milk Parlor





Freestall Barn



Facility Office



Main Residence





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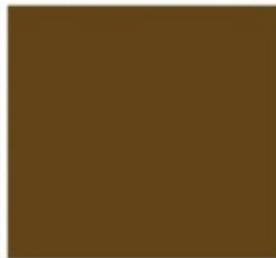
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about Agriculture*



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- Civil, Structural & Agricultural Engineering
- Financial Planning & Construction Management
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