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Heifer/Dairy Facility

Johnstown, CO

\$10,000,000



Former dairy located in Johnstown and currently being used as a heifer yard. This facility is situated on 224.94 +/- acres with two pivots, two homes and several outbuildings. Twenty-six (26) shares of Home Supply and twelve (12) shares of Harry Lateral provide ample water to the property for irrigation. Located at Colorado Boulevard and CR 50, just minutes from I-25, this would be a prime location for residential development

Improvements:

- 2,728 sf Barn, built in 1964
- 2,867 sf Milking Parlor, built in 1970
- 10,000 sf Hay Shed w/ cement flooring, built in 1999
- 2 Cattle Sheds, totaling 6,300+ sf, built in 1973 and 1980
- Cattle Sun Shelters, 5,760 sf, built in 1973
- Outbuilding, 2,320 sf, built in 1980
- Equipment Shed, 1,500 sf, built in 1982
- Utility Building, 2,240 sf, built in 1973
- Commodity Shed, 1,920 sf, built in 1980
- 2 Grain Bins, built in 1971 and 1973
- Several additional Outbuildings and Sheds

Acreage:

- 224.94 total acres (+/-)

Water:

- 26.5 Shares of Home Supply
- 12 Shares of Harry Lateral (carrying rights)
- 2 Pivot Sprinklers

Residences:

- 1,596 sf ranch built in 1965
- 974 sf ranch built in 1910

Legal Descriptions:

- Lot B of RE-70, S2NW4, 31-5-67
- Lot B of RECX12-0057, NW4, 31-5-67
- The SW4 of 31-5-67

Taxes: \$7144/2018



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

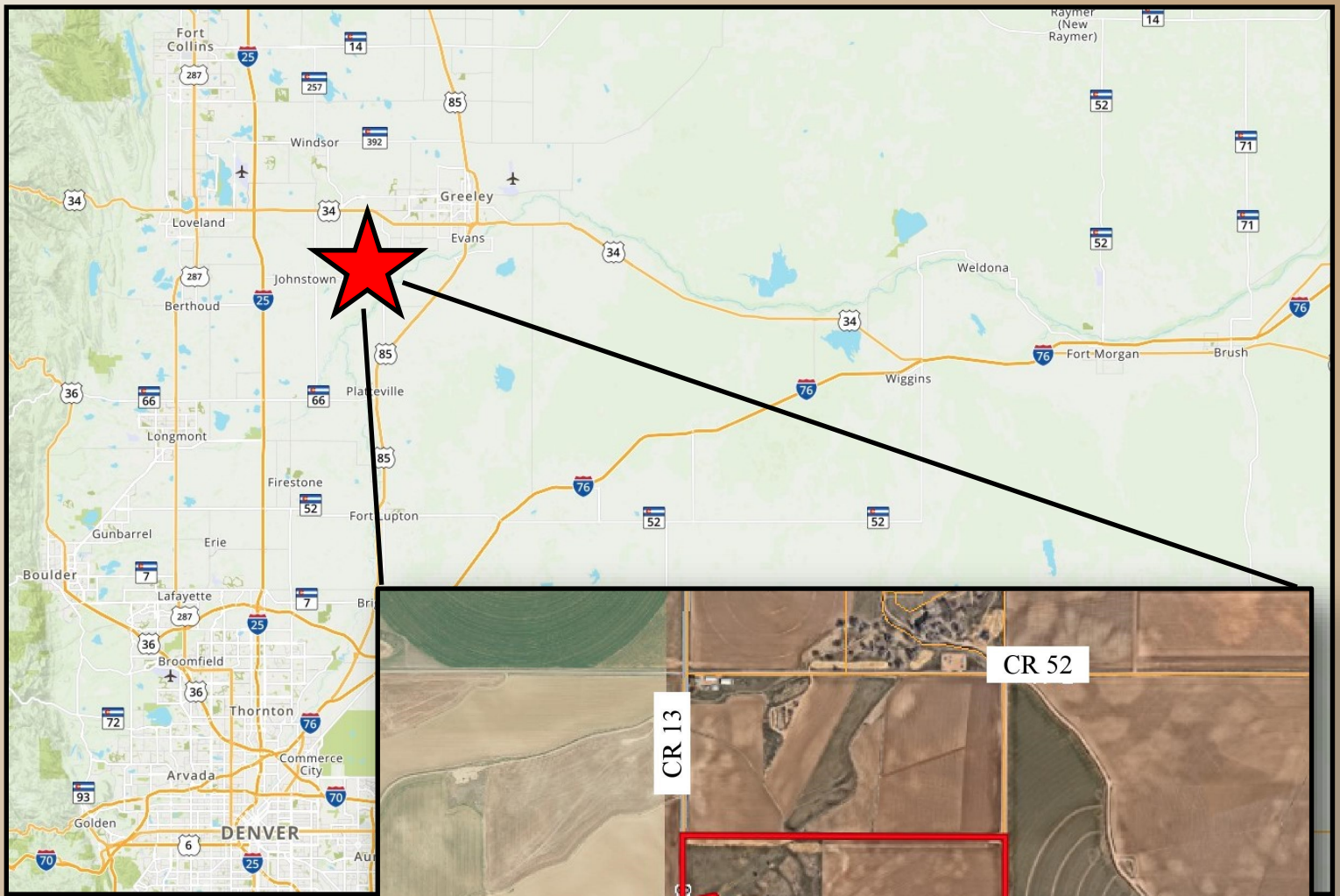
AGPROS.COM

3050 67th Avenue, Greeley, CO

970.535.9318

www.agpros.com





Location: From I-25 south of Loveland, exit CR 16 and go east 2 miles to CR 13, then south to property. From Hwy 60 west of Johnstown north on CR 13 about a mile



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Johnstown is located in Weld County, Colorado with a current population of 14,386 (2017). Johnstown offers a semi-rural feel with Agriculture, Dairies and farming operations surrounding the area. The town has a historic downtown area full of shops, restaurants, and parks with infrastructure between the town itself and Milliken, Colorado. The average home value is \$283,400 with the median income being approximately \$85,000 annually.

The top three crops now grown in Johnstown and surrounding areas of Weld County are corn, hay and wheat. It also has a profitable livestock industry that is the economic driver of agriculture. Of the annual \$1.54 billion in market value of agriculture that allowed Weld to be ranked 8th in the nation.

Weld County dairies lead the state in the production of milk. Weld produces 57 percent of the milk in Colorado and has become the 17th largest dairy county in the U.S. (in cow numbers almost 70,000.) Of all the 130 dairies in Colorado, 74 of them call Weld County home.







The Home Supply provides direct flow water and storage to irrigators located south of the Big Thompson River and the City of Loveland. CHSD (Consolidated Home Supply Ditch) was incorporated in the late 1800's and consists of 2,001 outstanding shares of stock. Municipal water supplies for the Town of Johnstown are provided through the CHSD facilities and Johnstown owns approximately 20% of company stock. Johnstown is the major shareholder in the CHSD and is the main municipal interest in the company. The remaining shares of company stock are used for irrigation purposes within the service area.

The Town of Johnstown and approximately 16,500 acres of land located to the south and southeast of Loveland are supplied with CHSD water. River diversions are conveyed from the Big Thompson River. Three off-channel reservoirs are utilized for late season irrigation deliveries. These units have a total active storage capacity of approximately 20,000 acre-feet. Lone Tree Reservoir is the largest of the three storage units operated to regulate water along the lower reaches of the ditch system via the Home Supply River Ditch and Lake Ditch systems. Mariano Reservoir, filled by the George Rist Ditch and Lon Hagler Reservoir, under the Home Supply River Ditch, release water to the river for replacement of water diverted, by exchange, at the Home Supply Dam headworks for late-season irrigation uses.

"Consolidated Home Supply Ditch". www.Homesupplyditch.com

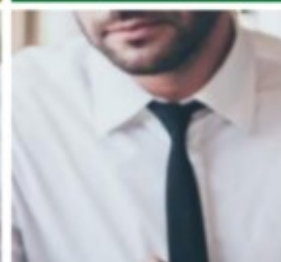
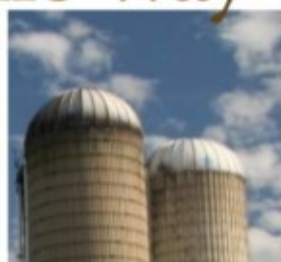


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Greeley Office - 970.535.9318
3050 67th Ave., Ste 200 Greeley, CO 80634