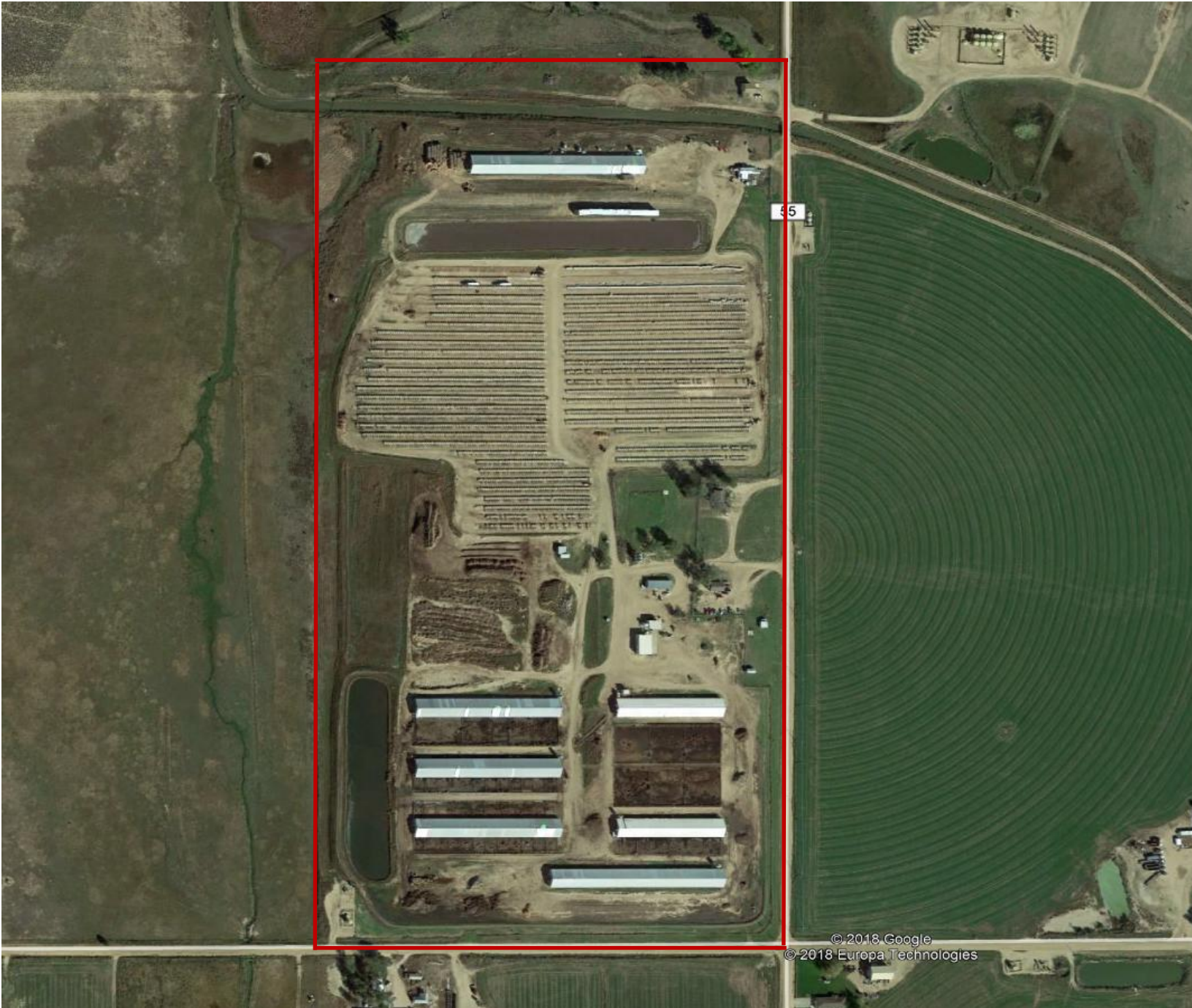


FOR SALE

6,000 head Calf Ranch
Kersey, CO

\$1,895,000



Exclusively Offered By:



6,000 head Calf Ranch Kersey, CO

Price: \$1,895,000

Property

+/- 79.91 Acres

Agricultural Zoned with Use by Special Review for Calf Facility

2018 Property Taxes \$1,777

Location

25225 County Road 55, Kersey, CO

Calf Facility

Current Capacity - 4,000 Calves in Hutches (Calf-Tel), 2,000 Calves in barns

Weld County Land Use Permit - 15,000 head calves

Constructed Capacity - 4,000 calves in hutches, 2,000 calves in barns

Remodeled in 2012 and 2016 for Calf Facility

2 Earthen Lined Retention Ponds (certified)

Milk Replacer Barn w/ 6,500 gal tank

Water Rights

1" CWCWD Tap

Utilities on Property

Poudre Valley REA Electric

Propane

Atmos Natural Gas

Septic System

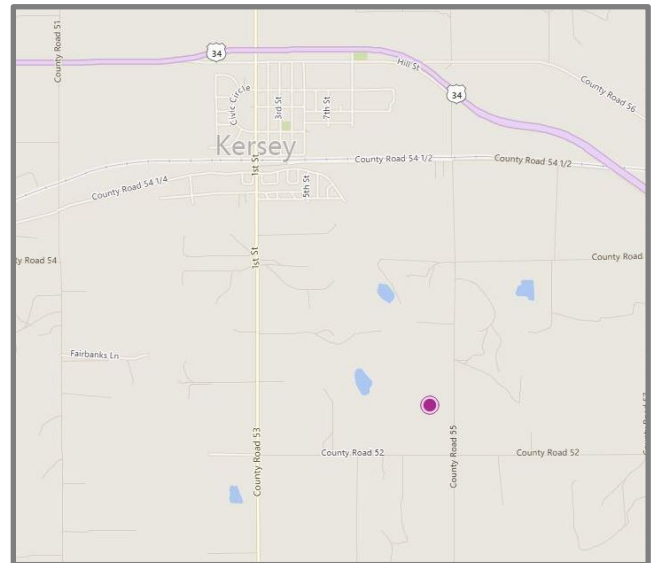
Improvements

794 Sq Ft Home, Built 1978 (Currently used for office)

864 Sq Ft Home, Built 1964

1,244 Sq Ft Home, Built 1968 (remodeled, used as manager's house)

Utility Buildings: One 54' x 25', One 58' x 82'



**Rolling stock is included in the asking price. Contact Olivia Cain, 303.898.0577 for a detailed list of equipment included.



The information contained herein has either been given to us by the seller or obtained from sources we deem reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. Prospective buyer should verify all information contained herein. Broker is or will be acting in the capacity of a Transaction Broker in the sale of subject property.



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