



Weld County Dairy Heifer Raising Facility with 10,000 head permit
 7,000 head approximate capacity with 6,385' of bunk space

Feed yard Sits On 156 total Acres +/- with 70 acres +/- of flood irrigated farm land.

Water rights include: 3 shares of Larimer Weld Irrigating Company, 4 shares of Windsor Reservoir and Canal Company and 4 Shares of Lucas Lateral.

Water to the feed yard is provided by a 2 1/2" North Weld County Water District Water Tap

Sales price includes a 1,200 sq ft home, there is also a 780 sq ft office, 2,960 sq ft machine shop, 16' x 180' livestock shed, 12'x70' 120,000 lb scale, two covered working areas with hydraulic chutes and a 150' x 400' commodity area with 8 bays.

\$2,300,000



This farm is exclusively offered by:

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