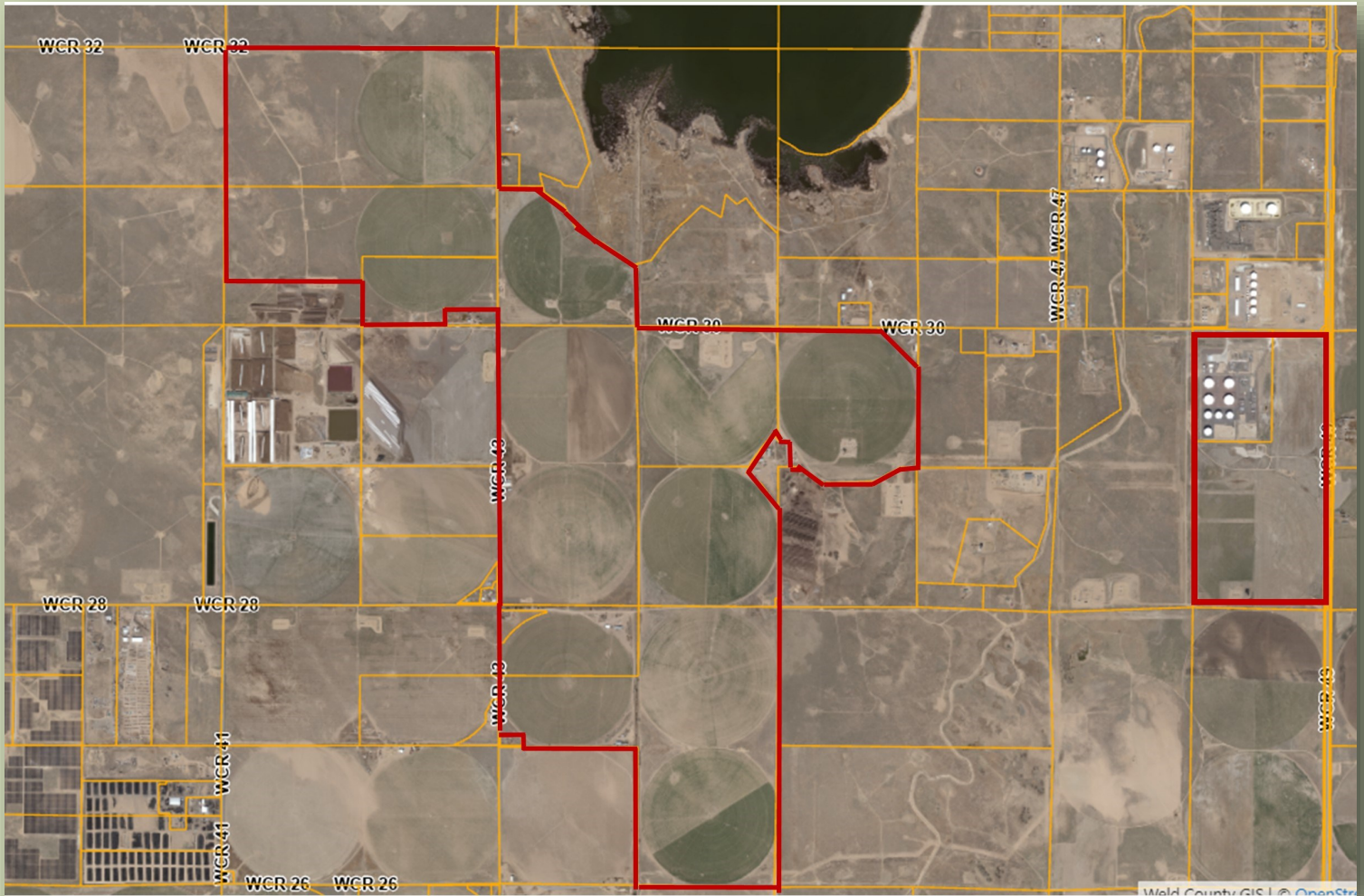


AGPROprofessionals
DEVELOPERS OF AGRICULTURE

2,262 acres Farmland

CR 49 and CR 34, Hudson, CO

\$27,000,000



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM

3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com



Construction should begin in 2026 for a 1,000-acre 220 MW solar farm. The estimated revenue from the solar will begin in 2026 at \$540,000/year and will increase to \$2,062,000/year by 2051. The east 320 acres is zoned I-3 and has a lease on 80 acres for \$156,572/year with 3% escalator. Year 6 into a 30-year lease. At the end of the lease, Magellan can purchase 80 acres for \$1.5mm. The balance of the 236 acres includes a United Power lease of roughly 28 there is a substation on this piece. This lease brings in \$23,625 per year with an escalator on a 100-year lease. There is one irrigation well and one pivot on the 236 acres, part of this property is in the 100-year floodplain. This farm also gets the 2.5% UPRR override mineral payment. The west farm includes a decree for 617-acre feet of Denver Basin water that is approved for export off the farm. There is also a water loadout facility included in the sale. The seller will need to rent back 17-acre feet on a long-term basis. All oil, gas and mineral rights shall transfer to Buyer.

Wells: 44857-F, 52493-F, 14749-R, 52491-F, 52492-F-R, 104319-A, 14748-R, 52494-F, 2176-A, 36479, 138509

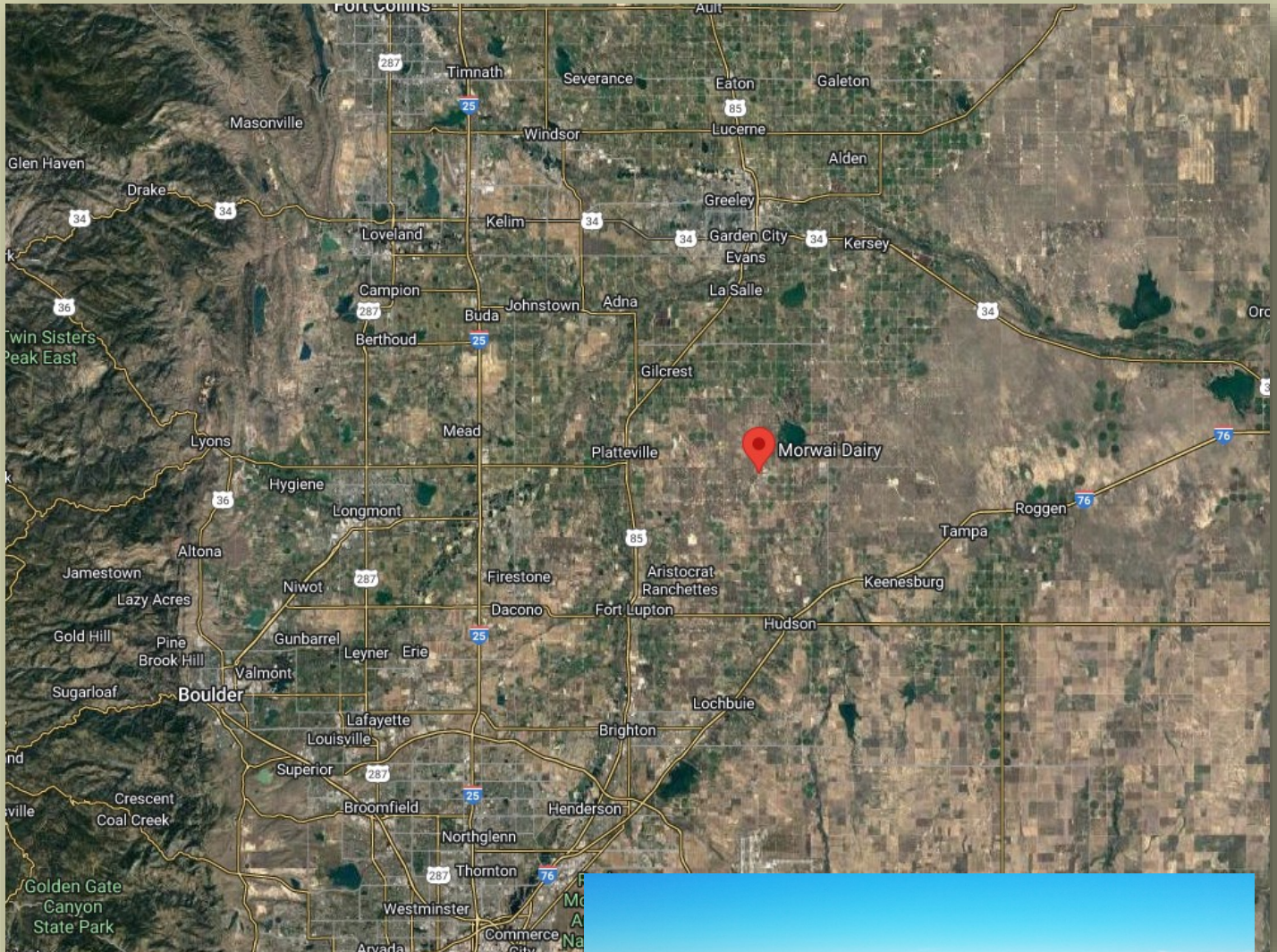
Taxes: \$31,497.64/2023





Location Map

From Highway 85, south of Platteville, east on CR 28 approximately 1 mile to CR 41 and then north



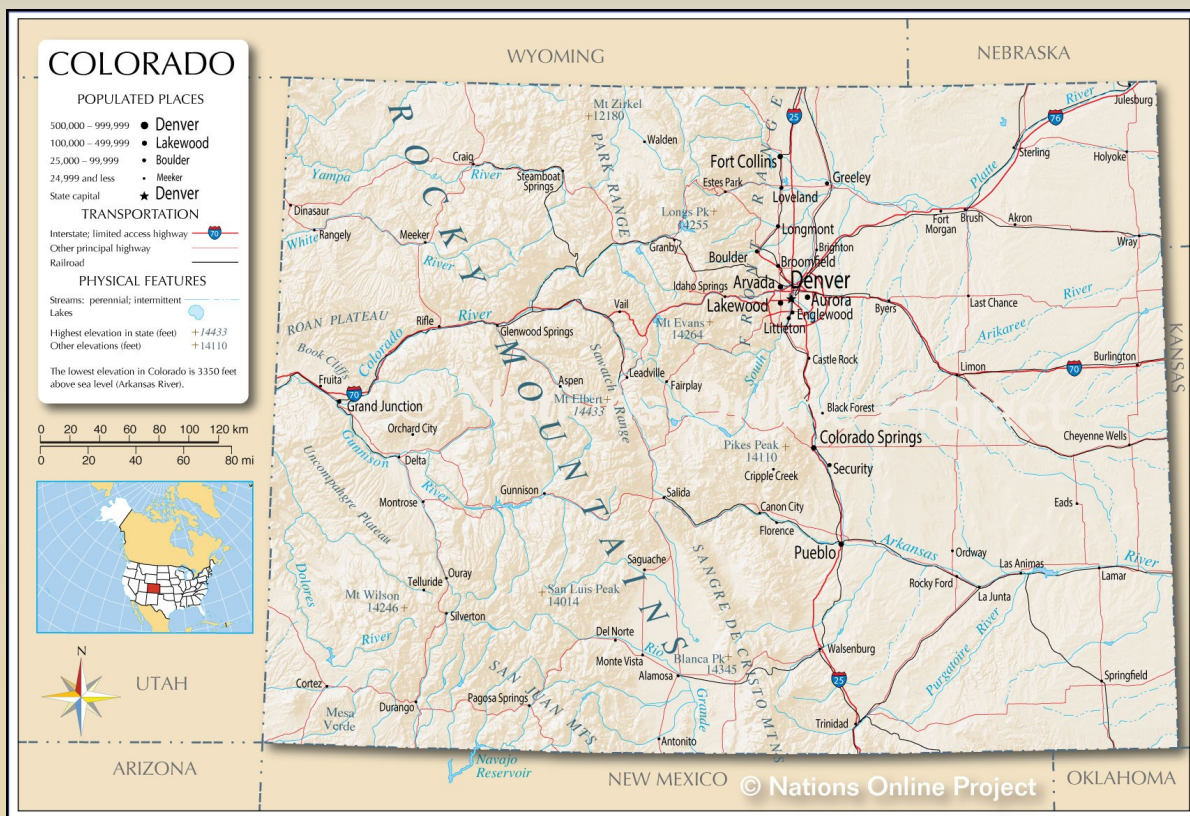


The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.



Located in northern Colorado, Weld County is home to charming small towns, thriving cities and approximately 4,000 square miles of wide open sky and beautiful mountain views. Our history is rooted in the land, our western heritage runs deep.

Weld County has roots in agriculture, with a history founded in farming operations that supported settlers rushing to Colorado during the gold rush in 1861. Today, Weld County is the number one agriculture-producing county east of the Rocky Mountains and in the top 10 nationwide. The initiative of feeding our population remains strong across Weld's 4,000+ farms in operation today. Weld County encompasses 2.5 million acres, of which 75% is devoted to farming and raising livestock. Weld County is Colorado's leading producer of beef cattle, grain, sugar beets, and dairy.



Northern Colorado gets the benefit of four glorious seasons, with moderate temperatures and low humidity. The region receives about 15 inches of rain and 47 inches of snow per year, with more than 300 days of sunshine annually. Throughout most of the area, moderate snowfalls are normally short-lived and snow doesn't linger, while the mountains and Estes Park receive plenty of snowfall all winter. Summer brings hot days and mild nights with the occasional afternoon thunderstorm. With 300 days of sunshine, snow-capped mountains, idyllic lakes and clear-running rivers, it is hard to deny that this state is a beautiful place to be!



AGPROfessionals

DEVELOPERS OF AGRICULTURE



ADDITIONAL SERVICES

Agronomy & Environmental: Our registered technical services providers and certified engineers aid in your compliance and defend your business to ensure that you are able to manage a stringent regulatory environment.

Consulting: Drawing on extensive real-world and business experience, AGPROfessionals' consultants team with our clients to apply new ideas to practical problems to develop and promote a comprehensive plan through and including implementation and operation.

Engineering & Design: Our licensed professionals provide civil, structural and geotechnical engineering services at the agricultural grassroots. We strive to maintain up to date technical knowledge to meet our clients' needs in all areas of design, permitting, and construction management of agricultural operations.

Financial & Construction: Our team of experts can provide you with customized assistance to develop plans for new construction, improvements on existing structures and much more.

PR & Legislative: Your advocate at the local, State & Federal level in Colorado, Nevada and Idaho.

Real Estate: Our in-house brokers licensed in CO, KS, MT, NE, SD, ID and WY, are dedicated to our clients and take great pride in serving the agricultural community.

Surveying & Geotechnical: Proper due diligence, real estate transactions, and planning and construction require a proper base map and legal survey. Knowing where your boundaries are located and what materials lie under the surface are key elements for most projects.

