



WINTER CALVING RANCH

FORT MORGAN, COLORADO | 2,080 ACRES | \$3,300,000

The Winter Calving Ranch is a quality livestock and equestrian ranch with a good location near winter feed supplies on the South Platte River. Quality grasslands, calving barn, processing barn, shop, commodity shed, extensive corral system with feed bunks which support the livestock operation. The facilities include 3 homes including the main residence (4 bed, 3 bath), a secondary residence (4 bed, 1.5 bath) and a smaller home (1 bed, 2 bath). Historically, the operator ran summer operations on a mountain ranch and ran on corn stalks and other feed sources nearby along the South Platte River then returning to the ranch for spring calving before repeating the cycle.

The Winter Calving Ranch consists of 2,080 acres of grassland in 2 tax parcels (RO135707 and RO135706). The ranch is characterized by Badger Creek which runs the full north-south length of the property. The eastern part of the ranch lies up on a relatively flat mesa overlooking the ranch. The ranch was terraced in the WPAP era to reduce run-off erosion which greatly enhances productivity. Badger Creek is a meandering season creek that holds pools of water. The Headquarters lie near the entrance to the ranch in the northwestern corner.

The ranch produces both warm season and cool season grasses making it ideal for livestock production. There are 6 wells that support the operation and one pipeline for a large steel drinker. Generally, the wells would be considered shallow with depths ranging from 38 ft to 100 ft and production from 7 – 15 GPM, providing more than ample water supply. There are nine pastures and several traps of various sizes that allow for rotational grazing.



LOCATION

The Winter Calving Ranch is in very northeastern Adams County and approximately 22 miles south of Fort Morgan. The property is about 80 miles from Denver International Airport.

IMPROVEMENTS

Extensively improved, the ranch has solid building improvements including housing, equestrian training facility and livestock handling facilities described as follows:

Main Residence built in 1979, two story + basement, 4568 sf, main level bedroom/office suite, upper level 3 bedrooms including Master Suite and 2 bathrooms, basement 1,288 sf unfinished, asphalt shingle roof. Propane hot water heating, window AC, 2-car attached garage.

Secondary Residence was built in 1940 and upgraded added on to in the 1980's with 2310 sf, plus 336 sf basement partially finished. 4 bedrooms and 1.5 baths. Electric baseboard heat, window A/C, asphalt shingle roof.

Third Home is a single Story, built in 1938, upgraded in the 1980's with 1 bedroom and 2 bathrooms, 728 sf on the main level and 392 sf unfinished basement. Forced air gas – propane fired furnace

Equestrian training facility – 17,392 sf in various building built from 1975 forward contains riding arena, horse stalls and runs, washroom, tack room, shoeing supply room

4 Stall horse barn – 58x10 wood frame/metal siding

Horse Shed – 10x12, steel frame/metal siding

Round Pen – 110 ft diameter round pen

Machine Shed - Steel Frame, metal siding and roof, 56x56, 3136 sf with 10x30' lean-to, concrete floor

Calving Barn –built in 2004, Morton style metal sided/roof, 49x50 with 17 stalls, 4 water hydrants, calf warmer box,

Processing Barn – Steel Frame, 32x39, concrete floor, vet room, water hydrants.

Commodity Shed – Built in 1972, 62x25 with a 62x66 concrete approach, steel frame w/ 5 ft sidewall and metal siding & roof

Grain Handling facility – approximately 90,000-bushel capacity with leg & pit.

Corrals and Pens – approximately 2,750 linear ft steel pipe corrals, alleys & gates, load out facility plus 900 linear feet of concrete bunk line and aprons.

SUMMARY

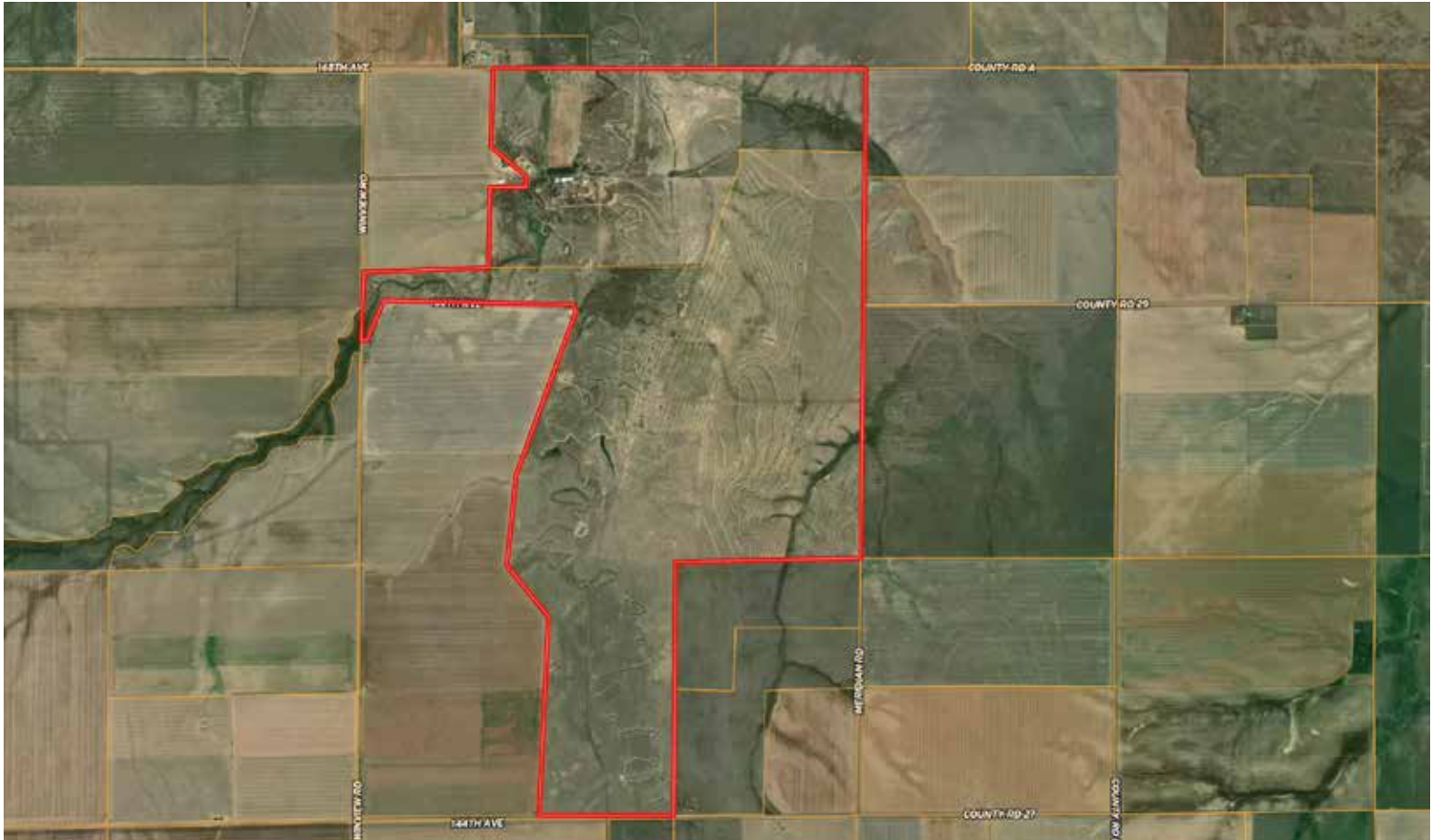
The Winter Calving Ranch offers an exceptional opportunity for an equestrian/livestock production operation. A cattle operation could include a cow/calf operation, stocker, background operation as well as wintering/feeding outside livestock. The grain handling facility, while not used in the operation, has been rented to area grain farms in the past and can provide a source of outside income. The equestrian facilities are valuable from raising ranch horses to operating an equestrian training operation. An ideal setup for a purebred operator incorporating ranch horses into the sale mix. The Winter Calving Ranch incorporates good grasslands with a solid set of improvements and provides a critical element as a winter headquarters for a larger diversified operation.











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