



AGPROfessionals

DEVELOPERS OF AGRICULTURE

Tuell Cattle & Feedlot

Eckley, CO



\$8,595,000

± 3,320 Acres

Presented by:
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PROPERTY SUMMARY

The Tuell property is being offered in its entirety for the first time. Included in this offering is a total of \pm 3,320 contiguous acres. There are \pm 378 acres are pivot irrigated and the balance lies in pasture, improvements and the feedlot site. There are \pm 2,838 acres of pasture. The grass in this country is excellent for putting gains on cattle. The entire property is fenced and cross fenced. There are four homes on the property, two of which are newer custom built homes.

There are two commercial wells for the feedlot and two backup wells drilled and permitted for the feedlot. The feedlot is pipe and cable with concrete bunks. The feedlot has a CAFO approved wastewater lagoon system, silage bunks, grain storage and indoor working facilities. The feedlot is permitted for 4,500 head with a capacity of 3,500 head.

There are two irrigation wells that supply water for the irrigated ground. The pivots are in good repair and the water supply is excellent.

All oil, gas and mineral rights are being reserved by the seller.



LOCATION

The Tuell Cattle and Feedlot is situated on the high plains of Yuma County in northeastern Colorado. Along the eastern edge of Yuma County are the states of Nebraska and Kansas. The rectangular shaped county covers approximately 2,833 square miles or 1,525,120 acres. Its dimensions are 60 miles north to south and 40 miles east to west. Yuma, the largest city in the county, is located 140 miles east of Denver, Colorado. The county seat of Wray is located 166 miles east of Denver.

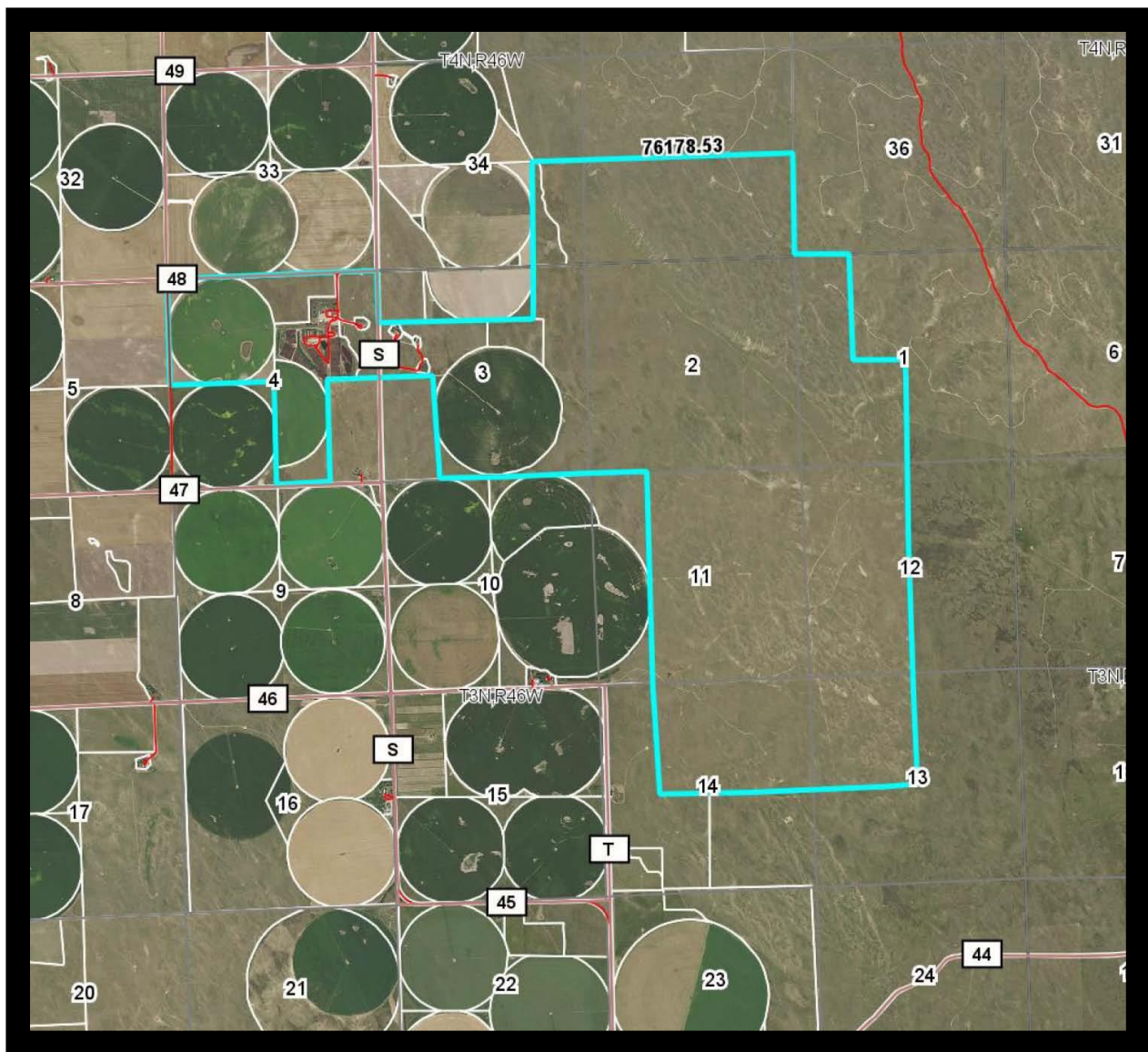
ROADWAYS AND TRANSPORTATION

Transportation in Yuma County is adequate for agricultural purposes and is maintained by the State of Colorado. Highway 34 runs through the north-central part of the county and travels through the towns of Yuma, Eckley, Wray and Laird. Highway 34 continues eastward into and across the southern edge of Nebraska and westward toward the Colorado Front Range and Rocky Mountains. Highway 36 goes through the smaller towns of Idalia and Joes at the southern edge of the county running from the northern border of Kansas to the Colorado Front Range and Rocky Mountains. Highway 385 runs north and south through the length of the state and directly through Wray. State Highway 59 runs through Yuma and along the western part of Yuma County.

Ninety percent of the county roads are graded and graveled. The other ten percent are trail roads. Most of the graded roads are built for heavy grain trucks and machinery use.



AERIAL MAP





GENERAL OVERVIEW

Rarely does an opportunity arise to purchase such a well-rounded operation in Yuma County. Situated north of Eckley, CO on a paved road you will find the Tuell property. There are two amazing custom homes on the property which must be seen to be appreciated. The guest house is very unique and offers a nice place for friends and family to visit.

Yuma County is known as the number one corn producing county in the nation as well as number two in the nation for cattle sold. A fully operational feedlot permitted for 4,500 head with a capacity of 3,500 head is in nice condition and move in ready. The Tuell family is currently raising beef for the Navajo Nation as well as feeding their own cattle. There is a cooler for show calves and the show barn is set up for show cattle. There is an indoor working facility and an indoor horse barn. There are two commercial wells on the feedlot with a total 102 acre feet of commercial water.

There are approximately \pm 378 acres of irrigated ground offered with the sale. The property is situated outside of the Republican River Water Conservation District. There are two irrigation wells on the property and three center pivots. The two wells total 850 acre feet of water annually.

The ranch is well watered via wells and pipelines. There are two windmills, one electric well and one solar well. The pasture is cross fenced into six pastures each with at least one water source. There is a smaller pasture close to the improvements that has been historically used to calve in.



ACREAGE & LAND USE

Tuell Cattle and Feedlot consists of ± 3,320 deeded acres. The ranch consists of approximately 2,838.4 acres of rangeland, 378.3 acres of pivot irrigated cropland, 79.3 acres of feedlot and improved sites, 20.3 acres of dry cropland corners and 3.7 acres of roads and waste.

This property consists of two tracts located in Yuma County, Colorado. Both tracts have good access via a county maintained road along the east side and west edge of the property. Both tracts were patented in the early 1900's and have been used for agricultural purposes since that time.

Tract #1 consists of 400 acres of agricultural land. The rangeland is divided into three tracts around the cropland and the buildings. This tract serves as the headquarters of the Roger Tuell family farm and ranch and is also the site of the Tuell feedlot. This tract contains the irrigated cropland. Site improvements include domestic wells and septic systems for two dwellings located at the ranch headquarters and barbed wire fencing around part of the pasture.

Tract #2 consists of 2,920 acres of agricultural land. The rangeland is divided into six pastures to aid in the rotation of the cattle operation and the ease in separating the cattle. The pastures range in size from 400 – 700 acres. Each pasture has a windmill power or electric powered stock well and tank. The fencing is in good repair and consists of 3-4 strand barbed wire and wooden posts. It is primarily a ranch unit made of gently rolling to rolling sandhills. One parcel of 180 acres is irrigated with good well output and an 8-year old T&L model sprinkler. This lot is improved with two ranch style dwellings. One parcel of 180 acres is irrigated with excellent well output and a one-year-old Lockwood pivot with Reinke alignment.

HOUSE #1

Bedrooms..... Four
 Bathrooms..... Two + ¾ + ½
 Total Sq. Ft (finished)..... 2,290
 Year Built..... 1978
 Remodeled..... 2006
 Enlarged..... 2014

Style..... Ranch
 Construction..... Frame/Stucco, Frame/Brick
 Floors..... Carpet/Tile/Hardwood
 Heating..... Electric Heat & 2 Fireplaces
 Cooling..... Central AC/Ceiling Fan
 HOA..... None

Electric..... YW Electric
 Water..... Well
 Gas..... Propane
 Parcel..... R316004

Inclusions: Dishwasher, Refrigerator, Ceiling Fans, Garage Door Opener, Gas Cooktop, Direct TV Satellite and Window Coverings and Treatments.

Description: Custom Spanish style ranch home with two car attached garage. Home was built in 1978, remodeled in 2006 and enlarged in 2014 with an effective age of only 10 years. Custom brick surrounding gas stove in kitchen and upgraded granite. Large dining room with separate living and family room on main level. Home is full of upgrades and embellishments that make this a one of a kind home.



HOUSE #1



HOUSE #2

Bedrooms..... Five
 Bathrooms..... Three + ½
 Total Sq. Ft (finished)..... 2,448
 Year Built..... 2005

Style..... Ranch
 Construction..... Frame/Siding
 Floors..... Carpet/Tile/Hardwood
 Heating..... Forced Air Furnace & 2 Fireplaces
 Cooling..... Central AC/Ceiling Fan
 HOA..... None

Electric..... YW Electric
 Water..... Well
 Gas..... Propane
 Parcel..... R316004

Inclusions: Dishwasher, Refrigerator, Ceiling Fans, Garage Door Opener, Gas Cooktop, Satellite and Window Coverings and Treatments.

Description: Custom ranch plan home with panoramic views. Enjoy beautiful hardwood floors, granite counter tops and upgraded fixtures throughout the home. Vaulted ceilings provide an open feeling on the main level with lots of natural light. Enjoy nights next to the fireplace in the basement or enjoy evenings in the screened in back patio.



HOUSE #2



HOUSE #3

Bedrooms..... Five
 Bathrooms..... Two + ¾
 Total Sq. Ft (finished)..... 2,124
 Year Built..... 1984

Style..... Ranch
 Construction..... Frame
 Floors..... Carpet/Tile/Hardwood
 Heating..... Forced Air Furnace & Fireplace
 Cooling..... Central AC
 HOA..... None

Electric..... YW Electric
 Water..... Well
 Gas..... Propane
 Parcel..... R316007

Inclusions: Dishwasher, Refrigerator, Cooktop, Satellite and Window Coverings and Treatments.

Description: Ranch home with farmhouse charm. Enjoy cozy fires by a cast iron stove in this large open floorplan. This home has several large rooms with an office and sewing room. Recreation room for entertaining and several walk-in closets for extra storage.



HOUSE #4

Bedrooms..... Five
Bathrooms..... Two + ½
Total Sq. Ft (finished)..... 2,015
Year Built..... 1952

Style..... Ranch
Construction..... Frame/Brick
Floors..... Carpet
Heating..... Hot Water Heat & Fireplace
Cooling..... Central AC
HOA..... None

Electric..... YW Electric
Water..... Well
Gas..... Propane
Parcel..... R316007

Inclusions: TBD.

Description: Ranch home with attached garage. Home has 5 bedrooms and 2 ½ Baths, living room, kitchen, dining room, office, utility room, recreation room, fruit pantry and two storage rooms. Fully finished basement (1600 sq. ft.) has water damage caused by sewer back up. Home was built in 1952, but the adjusted year is to 1967. Home is currently vacant.



OUTBUILDINGS

BUILDING TYPE	SIZE
Quonset.....	3,672 sf
Machinery Shed.....	5,000 sf
Quonset.....	3,200 sf
Elevator Leg.....	75 ft
Grain Bin.....	20,000 bu
Grain Bins (2).....	4,500 bu
Feed Tanks (3).....	700 bu
Feed Tanks (4).....	900 bu
Feed Tank.....	500 bu
Livestock Working Shed.....	1,188 sf
Grain Bin.....	2,200 bu
Storage Shed.....	432 sf
Cattle Barn (cooled).....	4,400 sf
Scales.....	50 ton
Feed Silo.....	15,000 sf
Feed Silo.....	7,500 sf
Feed Silo.....	2,400 sf
Feedlot.....	2,700 head



GENERAL OPERATION



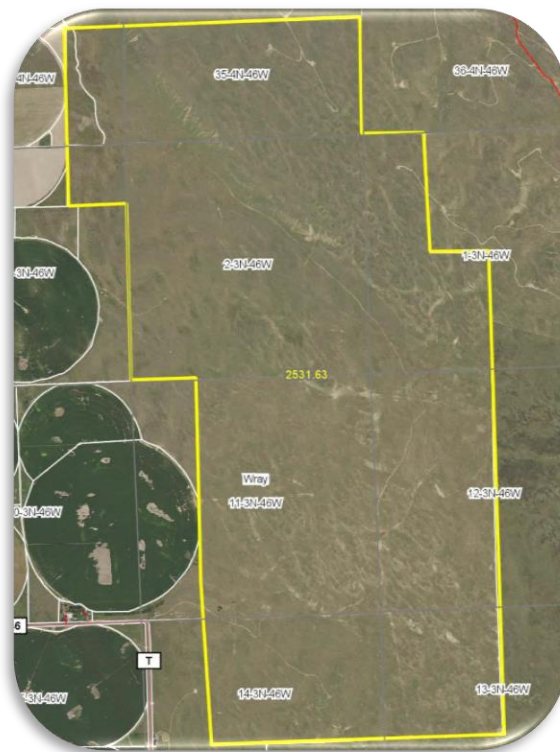
IRRIGATED GROUND MAP

(± 378 acres are pivot irrigated)



GRASS MAP

(± 2,838 acres of pasture)



WATER RIGHTS



Yuma County, prior to 1965, was a ranching and dry cropland producing county. Abundant ground water from the Ogallala Aquifer provided an economic boom to the area in the late 1960's and 1970's as rapid center pivot irrigation development occurred. Today there are thousands of irrigation wells in the county. Water and irrigation are the driving force in Yuma County's strong economy.

Tuell Land & Feedlot consists of ± 378 irrigated acres. There are ± 132 acres of irrigated cropland under a center pivot sprinkler, ± 180 acres under a center pivot sprinkler and ± 66 acres under a "wiper" pivot. The parcels also consist of: Four domestic water wells with electric pumps, Four septic systems and leach fields, Commercial water well for the feedlot, CAFO approved waste water lagoon system, two windmill powered stock wells, one solar well and one electric well located in the pastures along with tanks and pipelines.

WELL PERMIT INFO



IRRIGATION WELL PERMITS:

Permit Number 14011-FP has an allocation of 400 acre feet

Permit Number 19350-FP has an allocation of 450 acre feet

FEEDLOT WELL PERMITS:

Permit Number 223869 has an allocation of 22 acre feet of commercial water

Permit Number 198339 has an allocation of 80 acre feet of commercial water

Permit Number 198340 is the backup well for 198339

Permit Number 223870 is the backup well for 223869

DOMESTIC WELL PERMITS:

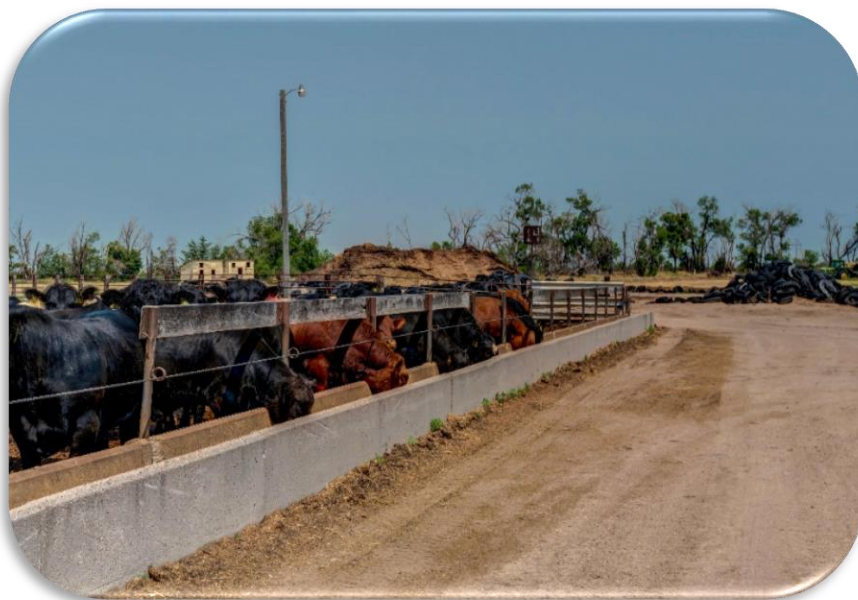
Permit Number 97351

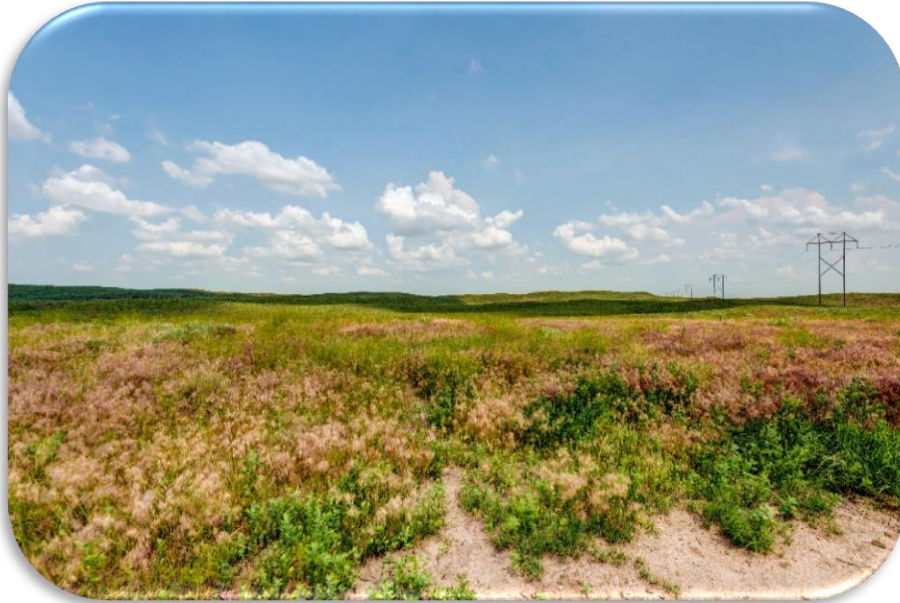
Permit Number 31780



GRAZING RIGHTS

The property is zoned Agricultural by the County of Yuma, Colorado and is subject to any applicable Zoning Ordinances. The feedlot was built in the 1950's and expanded about 1969, 1976 and again since 2000. The feedlot is permitted for 4,500 head and has a current capacity of about 3,500 head.





FOR ADDITIONAL FOOTAGE PLEASE VISIT:

<https://youtu.be/coQQFxG4g5E>



WILDLIFE AND RECREATION

The eastern plains of Colorado offer excellent upland bird and dove hunting. You will also spot many mule deer and antelope on the property.



LEGAL DESCRIPTION & TAXES

~Yuma County, Colorado~

Township 3 North, Range 46 West:

Section	Parcel	Acres	Legal	Use	'15 Taxes
1	R316002	239.84	W1/2NW1/4, SW1/4	Grazing	\$157.51
2	R316003	640.12	ALL	Grazing	\$421.44
3	R316004	440.15	NE1/4NE1/4, S1/2N1/2, SE1/4, E1/2SW1/4	185.10 Sprinkler Irrigated 255.05 Grazing	\$5,004.81
4	R316007	398.18	N1/2, W1/2SE1/4	198.26 Sprinkler Irrigated 20.30 Dry Farm 139.61 Grazing 40 Other Ag	\$7,968.39
11	R316031	480.00	E1/2W1/2, E1/2	Grazing	\$315.73
12	R316032	320.00	W1/2	Grazing	\$210.72
13	R316035	160.00	NW1/4	Grazing	\$105.01
14	R316036	240.00	NE1/4, E1/2NW1/4	Grazing	\$158.22

Township 3 North, Range 46 West:

Section	Parcel	Acres	Legal	Use	'15 Taxes
34	R416078	80.00	E1/2SE1/4	Grazing	\$52.90
35	R416079	320.00	S1/2	Grazing	\$212.31

ADDITIONAL PHOTOS





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ADDITIONAL SERVICES OF AGPROFESSIONALS, LLC.

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 for Lobbying at the local, State & Federal level in Colorado, Nevada & Wyoming.

Real Estate: Our in-house brokers are licensed in CO, KS, MT, NE, NM, NV, SD 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.

“A Leader in Agricultural Development Since 1996”