

# S & L Cattle LLC Feed Yard For Sale LAMAR, COLORADO



**PRICE IMPROVEMENT**

The S & L Cattle, LLC feed yard is improved with a 15,000-head commercial cattle yard with support facilities on 370.91 acres. The confinement pens are constructed with pipe and cable fencing and have attached concrete feed bunks with concrete bunk line aprons. The drive lanes between the feed bunks are improved with gravel and caliche surface. Each pen has an automatic continuous flow watering system and drainage. The feed yard is enhanced with roads, traffic lanes, a combination hospital and processing barn, and shipping and receiving pens with loading chutes. Additional onsite improvements include the main office building, a machine shed/shop building, a steam flake feed mill with a commodity barn and grain storage improvements, horse pens, storage buildings, two employee dwellings, two water wells plus water storage tanks, a lagoon system for wastewater management, truck scales, cattle scales, and cattle working equipment including a hydraulic chute with an attached custom cattle alley. The CAFO Permit allows for 15,000 head of cattle and 10 horses. The feed yard is located approximately six (6) miles north of Lamar, along the east side of paved County Road 8, the north side of CR RR, and the south side of CR SS, in Prowers County, Colorado. The physical address of the feed yard is 38252 County Road 8, Lamar, Prowers County, Colorado. The Prowers County economic climate is prime for feeding cattle, with over 35,000 irrigated acres within a six (6) mile radius of the yard. The Lamar area receives approximately 14.5 inches of precipitation annually with very little of that in the form of snow.



# **S & L Cattle LLC**

## **AT A GLANCE**

**Pens:** 106

**Sick Pens:** 3

**Sorting Pens:** 8

**Feet of Bunk Line:** 13,300' Estimated

**Apron Size:** 6' and 8'

**Water:** Continuous Flow

**Wells:** 3 – 2 are Useable

**Water Storage Tanks:** 3 in Use

**Pen Size:** Various Sizes – Approximately 260 Sq. Ft./Animal

### **Mill:**

Currently 3,500 Sq. Ft. – It is Being Replaced

- Micronutrient Computer
- 3 Steam Flake Denver Roll Mill with Steam Chambers
  - 1 being used to dry roll milo
- Leg and Conveyer to New Feed Storage
- 12'x18' Heated and Insulated Fat Tank
- 12'x18' Supplement Tank
- 3 – 25'x18'x8' Concrete Bunker Bins
- Mill is Undergoing a \$500,000 Renovation

### **Shop:**

- 40'x72' Stunt Wall Metal Building with 2' Concrete Stem Walls and Floor
- 3 Overhead Doors, Walk-In Doors, Pit, Heat, and Restroom

**Office:** 1,170 Sq. Ft. Manufactured Building

### **Truck Scale:**

- 12'x70' Platform with 60 Ton Capacity and Livestock 12'x30' with 60,000# Capacity

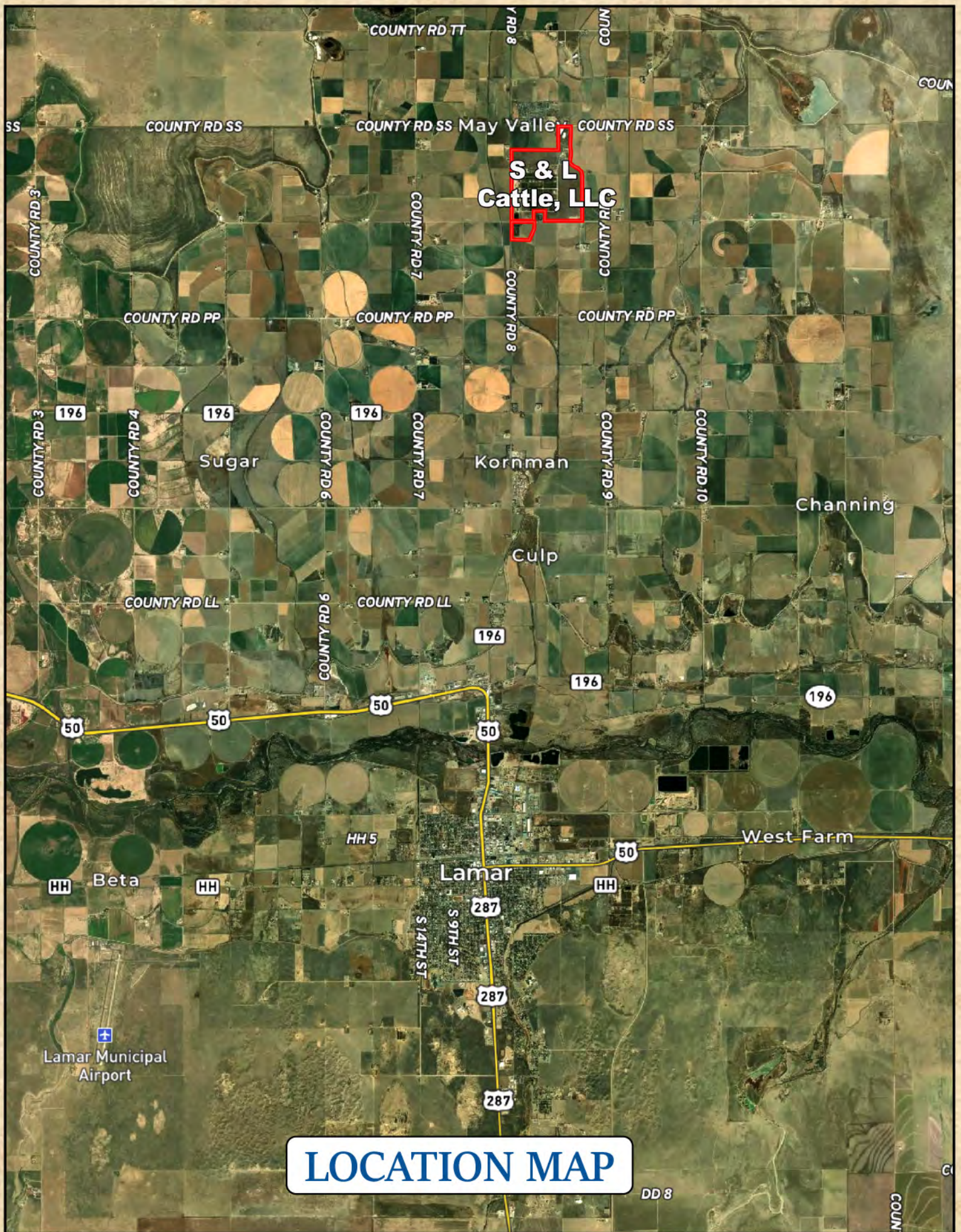
### **Houses:**

- 1 - 1,500 Sq. Ft. – 3 Bedroom, 1 Bath Stucco with Parcel Unfinished Basement
- 1 – 1,046 Sq. Ft. – 2 Bedroom, 1 Bath Stucco

### **Fuel Tank:**

- 3 – AGT Fuel Tanks and 2 Fuel Pumps
- 2 – 12,400 Gallon and 1 – 11,000 Gallon





LOCATION MAP

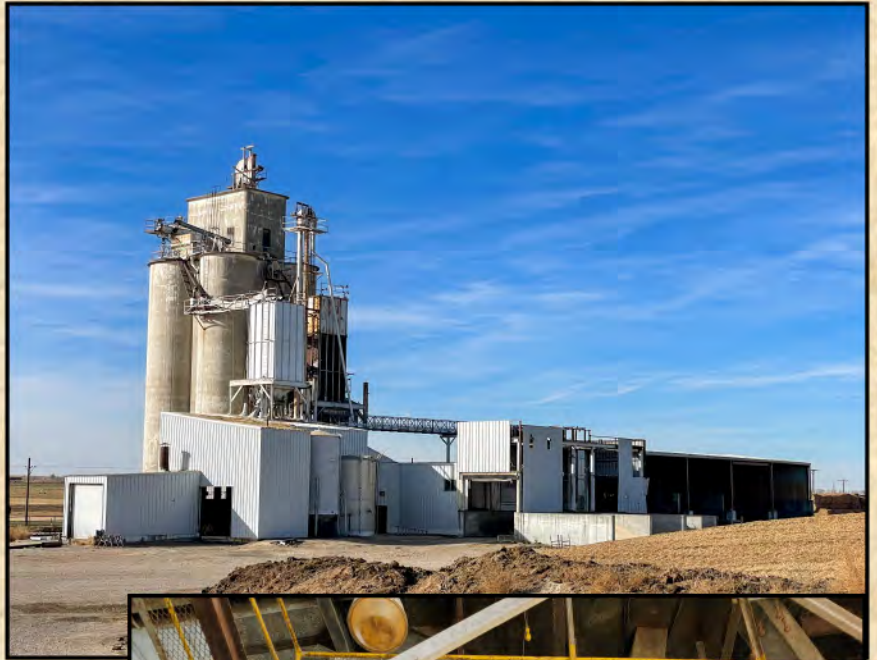


## Feed Mill, Commodity Storage, and Grain Storage System

The feed mill building is a newly resided steel building with a concrete floor. The mill building has a first-floor breakroom and houses three steam flake Denver roll mills with attached steam cabinets. At the completion of the refurbishment of the mill building and mill area, the owner plans on using one mill to dry roll milo and not use the other two mills. A new drag leg delivers processed grain from the mill to the new four-stall 500,000-bushel commodity barn.

The boiler room is approximately 400 square feet. The boiler room houses a Williams and Davis boiler. The boiler has not been operated for some time.

A 12' X 18' heated and insulated fat tank and an elevated supplement tank have the same dimensions. Three 25' X 44' x 8' concrete bunker bins. A new 62' X 100', or 6,200 square foot commodity barn. A 25' x 30' area was added to the commodity barn for loading and mixing commodities. The commodity barn includes 12-foot concrete stem walls with wood frame-guardrail framing, a metal exterior, a concrete floor, a loading pit, and a 16' X 125' concrete apron. The mill is currently undergoing a \$500,000.00 renovation.





## Feed Pens

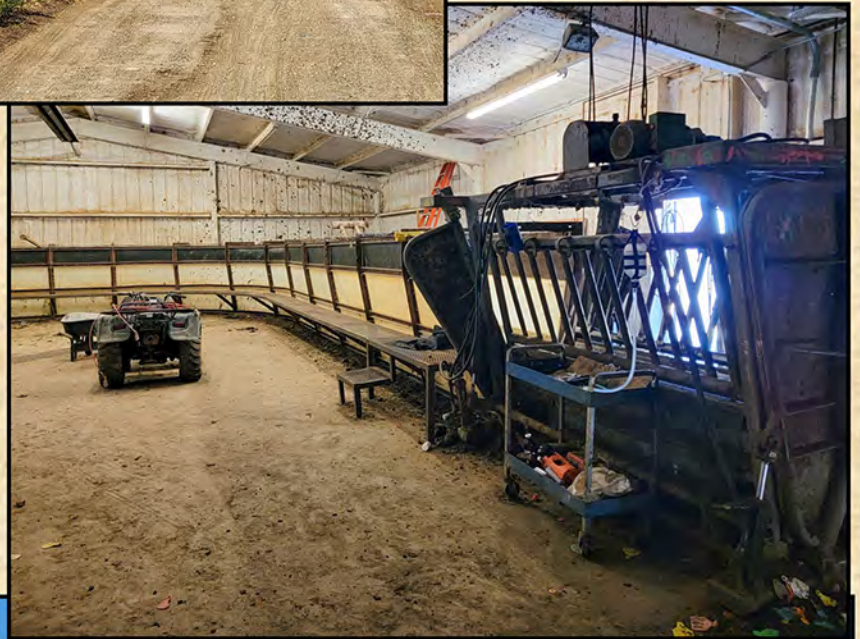
There are 106 pipe/cable pens with concrete bunks and aprons. All pens have continuous flow watering systems. There are approximately 13,300 feet of bunk line allowing over 10 inches of bunk head space per head. The actual pen space allows about 260 square feet per animal.



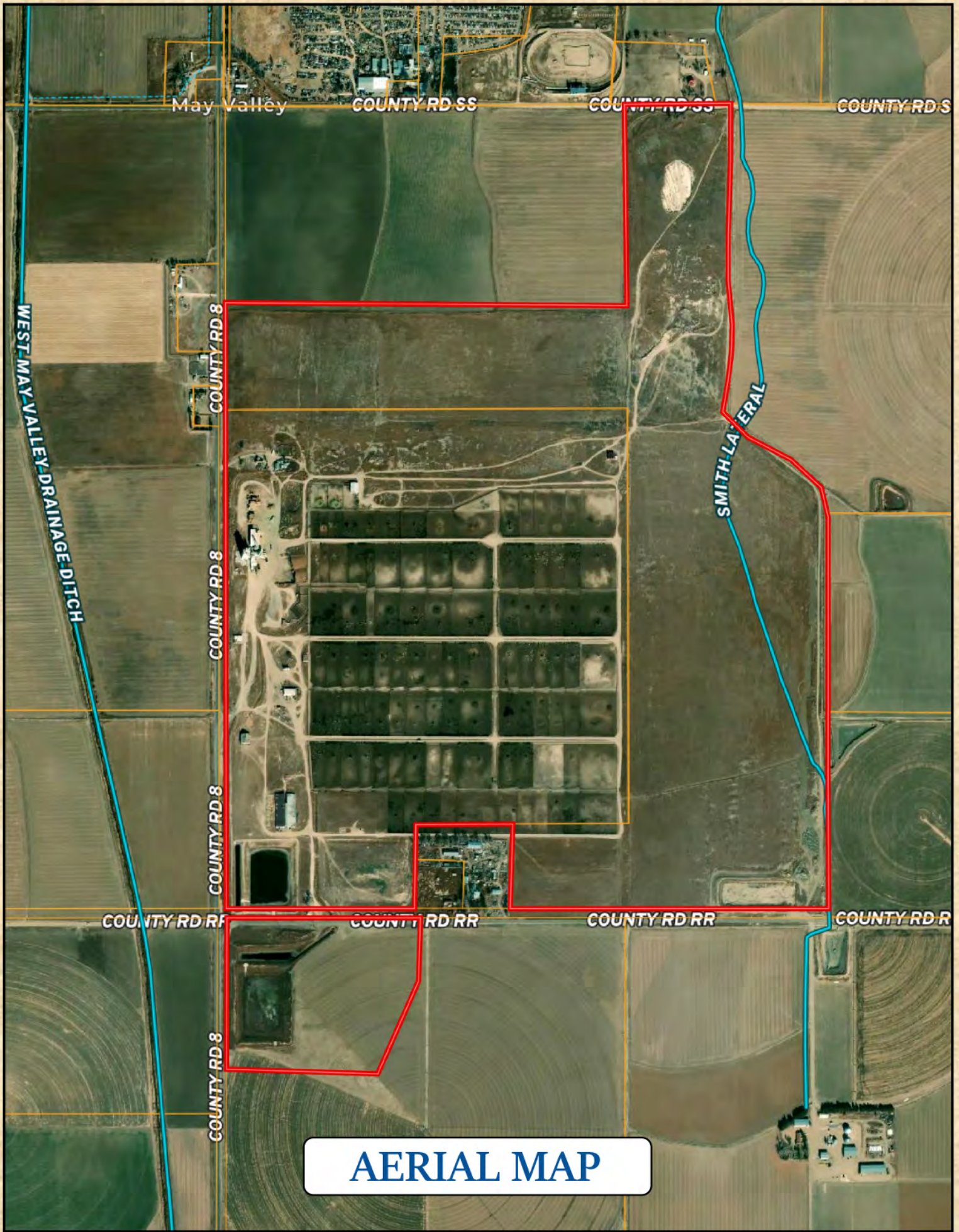
## Processing/Hospital and Shipping/Receiving

The processing building is a 50' X 60' steel frame metal building with a 4' concrete stem wall and floor. Insulating spray foam covers the metal walls and ceiling. The working area is heated by radiant heat. The actual working facility is a Bowman hydraulic chute attached to a long cattle snake. The building has two overhead doors: one sliding door and a walk-in door. There are three sick pens associated with the facility.

The owners are in the process of constructing a new processing/hospital facility in the east-center area of the yard. This will be a 30' X 40' facility on concrete with a three-sided metal building housing a Blatner tub and snake connected to a hydraulic chute. The shipping/receiving area, in addition to the scales, has eight holding/sorting pens and one loading chute.







AERIAL MAP





## **Lagoons**

There are two certified lagoons associated with the feed yard. One lagoon is located on the main yard site, and one is across a county road in a sprinkler corner. These lagoons have been certified to meet or exceed the CAFO Permit requirements.

## **Shop**

The shop is a 40' X 72' = 2,880 square foot steel slant-wall machine shed building with a concrete floor, 2' stem-wall, 3 x overhead doors, 3 x walk-in doors,

## **Office**

This is a 1,170-square-foot manufactured building. The office includes a reception/lobby area with two offices/working areas, three private offices, two bathrooms, a kitchen area, and a utility/storage room.

## **Scales**

A 60-ton electronic scale with a 12' X 72' truck platform is associated with the office. The livestock scale is a 30-ton Fairbanks Morris scale with a 14' X 30' platform. An 8' X 12' scale house is associated with the scales.



## **Fuel Storage**

There are three (3) above-the-ground fuel tanks and two (2) fuel pumps located at the feed Yard. Two are 12,400-gallon fuel tanks, and one is an 11,000-gallon fuel tank.



## Employee Houses

The larger employee dwelling located northwest of the pens is approximately 1,500 square feet. The residence is a wood frame construction with a stucco exterior, three bedrooms, one bath, and an approximate 1,000-square-foot unfinished basement. The dwelling was constructed in the 1930s and renovated in the early 1990s. The smaller employee dwelling is located southwest of the pens and is approximately 1,046 square feet. The residence is a wood frame construction with a stucco exterior.

The residence has two bedrooms and one bath. The dwelling was constructed in 1910 and updated afterward.



## Land and Water

The total acres owned is 371+/- of which approximately 130 are devoted to the feed yard facilities. The balance is open ground. According to the Colorado Division of Water Resources, the feed yard has two (2) onsite working wells. The two (2) wells have a total pumping capacity of 180 gpm. The well permit numbers are 38064-F and 38066-F. The wells are approximately 865 feet deep with a static water level of 470 feet. A third nonoperating well is located on the property.

The wells feed 3 X 5,300 +/- gallon water storage tanks located on the north-east portion of the yard northeast of the cattle pens. The water is pressure pumped from the storage tanks to the



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All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



MLS #: B211459A (Active) List Price: \$3,000,000 (52 Hits)

38252 County Rd 8 Lamar, CO 81052



**Business Type:** See Remarks  
**Building Description:** Other  
**Building SqFt:** 6200  
**Apx Year Built:** 1910  
**Stories:**  
**Sale Includes:** Business, Building & Land,  
 Fixed Equipment Included  
**Price Per SQFT:** \$483.87

**Sub Area:** Lamar  
**Area:** Arkansas Valley  
**County:** Prowers  
**Basement:** No  
**Green Built:**  
**Energy Rated:**  
**Total Acres:** 371.79  
**Lot Dimensions:**  
**Lot SqFt:** 16195172

Legal Description: 46-21-29 N½SW¼ Lengthy Legal

Parcel Number: [800016484](#)

Water Rights: No

Irregular Lot Size: Yes

Zoning: AR

Frontage:

Depth:

Property Assoc: No

POA Dues Amount:

Location: Other

Access: County Road

Special Taxes: 0.00

R/E Taxes: 8065.84

Prior Tax Year: 2022

For Sale/Lease: Sale

Rental:

Monthly Lease Rate: \$0

Lease Type/Terms: Other

Lease Includes: None

Documents Available: Seller's Disclosure

Variable Commission: No

Co-Op %/\$: 2.5

Possession: Day of Closing

Commission on Seller Concessions: No

Earnest Money Required: 90,000

Earnest Money To: Bison Title

Occupancy: Other

Showing Instructions: By Appointment Only

Terms: Cash, Conventional

Ownership: Seller

Exclusions:

Roof: Metal

Electric Company: Lamar Elec

Heating Type: Other

Cooling Type: Other

Gas Company: ATMOS

Fuel: Electric, Natural Gas

Water Company: Other

Water Type: Well

Sewer Type: Septic Tank

Driveway/Parking Area: Dirt

On Street Parking:

Off Street Parking Spaces:

Ceiling Heights:

Overhead Door Heights:

Equipment Included: Fuel Pump, Fuel Tank Above Ground

Miscellaneous: Fencing, Overhead Door

**Public Remarks:** The S & L Cattle, LLC feed yard original home was built in 1910, the feed yard was added at a much later date and is improved with a 15,000-head commercial cattle yard with support facilities on 371.79 acres. The confinement pens are constructed with pipe and cable fencing and have attached concrete feed bunks with concrete bunk line aprons. The drive lanes between the feed bunks are improved with gravel and caliche surface. Each pen has an automatic continuous flow watering system and drainage. The feed yard is enhanced with roads, traffic lanes, a combination hospital and processing barn, and shipping and receiving pens with loading chutes. Additional onsite improvements include the main office building, a machine shed/shop building, a steam flake feed mill with a commodity barn and grain storage improvements, horse pens, storage buildings, two employee dwellings, two water wells plus water storage tanks, a lagoon system for wastewater management, truck scales, cattle scales, and cattle working equipment including a hydraulic chute with an attached custom cattle alley. The CAFO Permit allows for 15,000 head of cattle and 10 horses. The Prowers County economic climate is prime for feeding cattle, with over 35,000 irrigated acres within a six (6) mile radius of the yard.

**Directions:** The feed yard is located approximately six (6) miles north of Lamar, along the east side of paved County Road 8, the north side of CR RR, and the south side of CR SS, in Prowers County, Colorado.

MLS/Agent Only Remarks:

List Date: 4/7/2023

Days On Market: 126

Contract Date:

Orig LP: \$4,500,000

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmnts: No

Photo: Provided

Listing Office: Cruikshank Realty, Inc (#885)

Main: (719) 336-7802

Fax: (719) 336-7001

Showing #:

Listing Agent: Gene Cruikshank (#1)

Agent Email: [gene@2cr2.com](mailto:gene@2cr2.com)

Contact #: (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed