

FOR SALE
BID DEADLINE: FEB. 9



SPRING BORN
584 COUNTY ROAD 331, SILT, CO



TURNKEY, 165,025 SF GREENHOUSE FACILITY & DEVELOPMENT LAND

RECENTLY COMPLETED IN 2021 & USDA CERTIFIED ORGANIC ON 47 ACRES WITH AN ADDITIONAL 207 ACRES FOR SALE

Fully Automated, High-Production & Water-Efficient Hydroponic Growing Facility with an Additional Cleared Site, Planned for a 130,000 SF Greenhouse

Murray Wise Associates in conjunction with A&G Real Estate Partners are pleased to present the opportunity to acquire this 165,025 square foot greenhouse facility in Silt, Colorado as well as the surrounding acreage with development potential.

The facility was completed in October of 2021 and has been certified organic by the USDA. The greenhouse itself is 132,097 square feet and is connected to a 32,928 square foot prefabricated metal building that houses the planting, processing, and packing equipment as well as has cold storage space. The greenhouse uses Green Automation growing technology and is comprised of nine connected bays.



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Property Information

Address: 584 County Road 331
Silt, CO

Location: Silt, Colorado is located in Garfield County, 176 miles west of Denver & 65 miles northeast of Grand Junction

Property Size: **Parcel 1** – 1645,025± SF facility on 47± AC
Parcel 2 – 207± AC

Year Built: 2021

Hydroponic System: Green Automation Group (high production of up to 10,000 retail units / day)

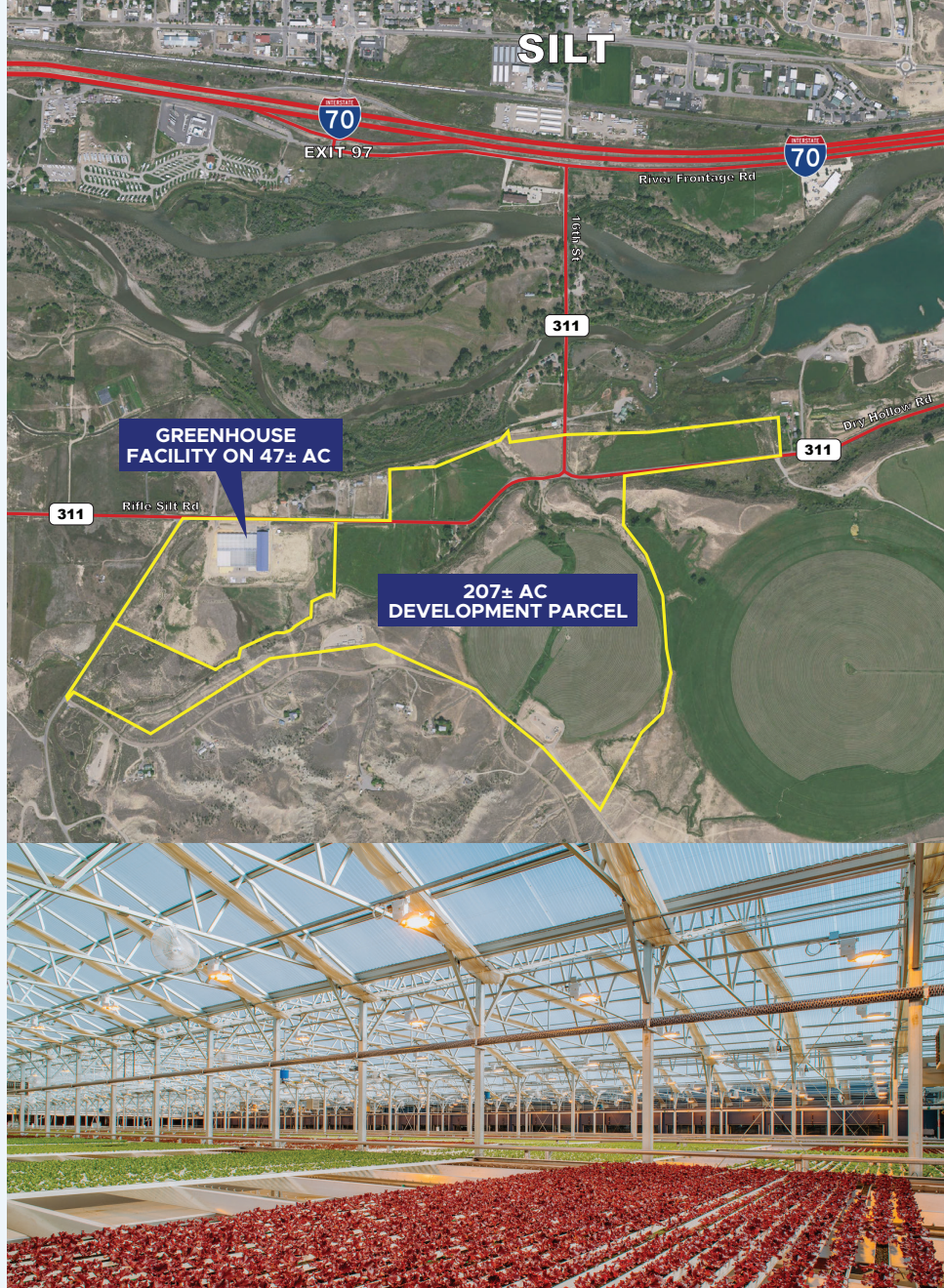
Zoning: Agricultural

RE Taxes (2022): Approx. \$300,000

Property Highlights

- Local natural gas heat & grid electricity
- Complete packing line installed
- Hands-free operation with a high degree of automation – from trenching & planting seed to cutting & packaging
- Proximity to I-70 providing direct access to Denver (176 miles)
- Easy access to numerous ski resort towns & proximity to local grocers
- Solar ready
- Cleared site for a planned, approx. 130,000 SF greenhouse, with required utilities secured

Excess 207 AC Available Separately for Expansion / Development



Offer Deadline

Friday, Feb. 9 at 5 PM (MT)

Please see the Offering Procedures and Terms of Sale for complete details.

Property Inspections

By Appointment Only

Please contact us to make an appointment to view the property:
888.843.0258

Terms of Sale

Please refer to the Terms of Sale section of the Due Diligence Packet.

Due Diligence Information

An online Due Diligence Room is available. To gain access please contact **Harrison Freeland** at harrison@mwallc.com or **Katie Decoste** at kdecoste@agrep.com.

Confidential Information Memorandum

To receive the full Confidential Information Memorandum, please contact **Harrison Freeland** at harrison@mwallc.com or **Katie Decoste** at kdecoste@agrep.com.

Broker Participation

A 2% co-brokerage is being offered on qualified offers on the excess land.



888.843.0258
agrep.com/SpringBorn

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