

PELLET MILL - MCCLAVE, CO

7.08 ACRES • BENT COUNTY, CO



The Sun Cure alfalfa pellet facility has emerged as a cost-effective alternative to traditional alfalfa dehydration methods. Instead of employing labor-intensive processes like green chopping and drying in gas-powered drums, this innovative approach allows alfalfa to naturally dry in the field. Subsequently, the dried alfalfa is baled and transported to the processing plant. Situated across 5.48 acres adjacent to McClave, CO, along Highway 196, the site offers convenient access for operations.





Pellet Mill Informaton:

This strategically designed and highly productive facility serves as both a processing hub for farm-grown alfalfa and a prominent purchaser of alfalfa in the region. Its top-notch operations produce pellets that meet the demands of numerous contracts with various feed companies and livestock producers across an expansive area. Over the past years, this plant has consistently shipped over 20,000 tons of alfalfa pellets annually, showcasing its robust market presence and lucrative business potential.

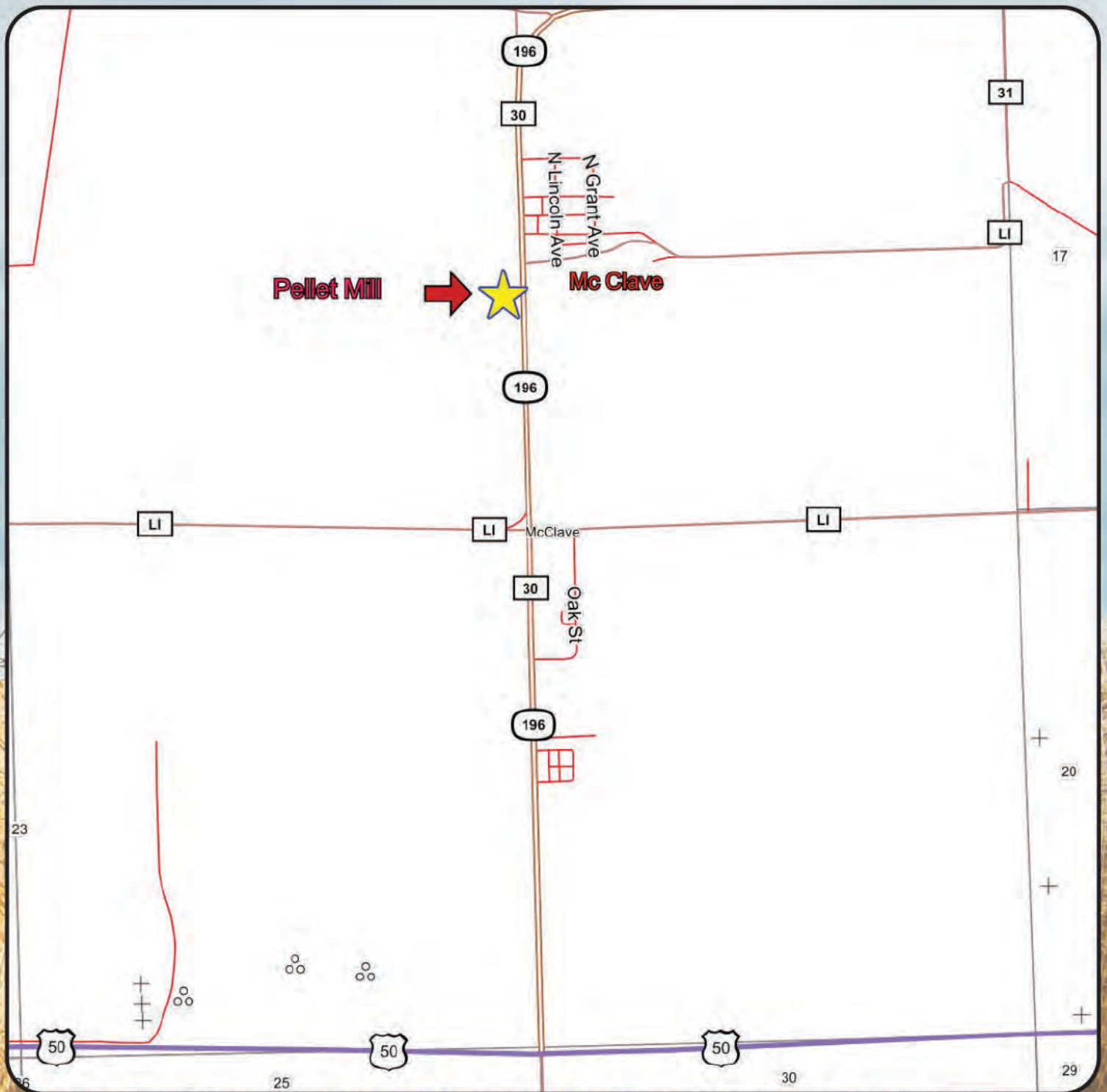
The Functioning part of the processing plant consists of:

- 1 – 100' x 250' open sided metal framed and roofed hay storage shed with concrete floor
- 1 permanently installed Tub hay grinder in the hay storage building with 42" hammer mill drum and 2-250 hp electric motors
- 1 – 60 x 120' pellet mill plant building
- 2 Sprout pellet mills at the rate of +/- 3 to 3.5 Ton per hour each
- 3/16" pellets
- Boiler
- Air system for pellet movement
- Overhead pellet load out bins
- 1 – 60' x 100' finished product metal storage building
- 1 – 24' x 40' storage building

Directions:

From Lamar use US 287 North, continue on US 50 East, take CO 196 North, destination on the left in McClave, CO.





Seamless Connectivity: Accessing Major Transportation Hubs

Located within the town of McClave, this pellet mill offers unparalleled access to a network of vital transportation arteries. Situated along State Highway 196, mere miles away from the convergence of two pivotal US Highways, accessibility to key destinations becomes effortless and convenient. US Highway 50 seamlessly connects to Pueblo, CO, and I-25, spanning 100 miles westward and eastward into Kansas, reaching Wichita and beyond. Additionally, US Highway 287 provides a direct link to I-70, leading to Denver, CO, 200 miles to the north, as well as Amarillo, TX, and points further south. Furthermore, US Highway 385, travels south of Lamar with US 287 south of Lamar and offers access to Nebraska and the Dakotas to the north along the Ports-To-Plains corridor, completing a comprehensive transportation network.



Price: \$500,000

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