



# AGPROfessionals

## DEVELOPERS OF AGRICULTURE

County Road 90, Pierce, CO

\$225,000



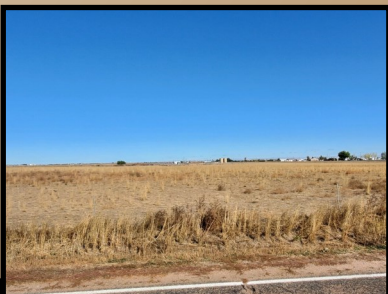
**Comments:** Excellent location across the road from the school in Pierce, CO. The property offers potential to annex into Pierce for a commercial site right along CR 90 just west of Hwy 85. The property is also eligible to use a home site. The parcel has paved road frontage.

**Legal:** Lot A of Recorded Exemption No. RE-4796 being part of the Southeast 1/4 of Section 22, Township 8 North, Range 66 West. Identified by Weld County Assessor Parcel No. 055322400020 containing 10.05 acres more or less.

**Taxes:** \$3/2020

**Water:** None

*All oil, gas and mineral rights are excluded*



**RYAN  
HOSTETLER**

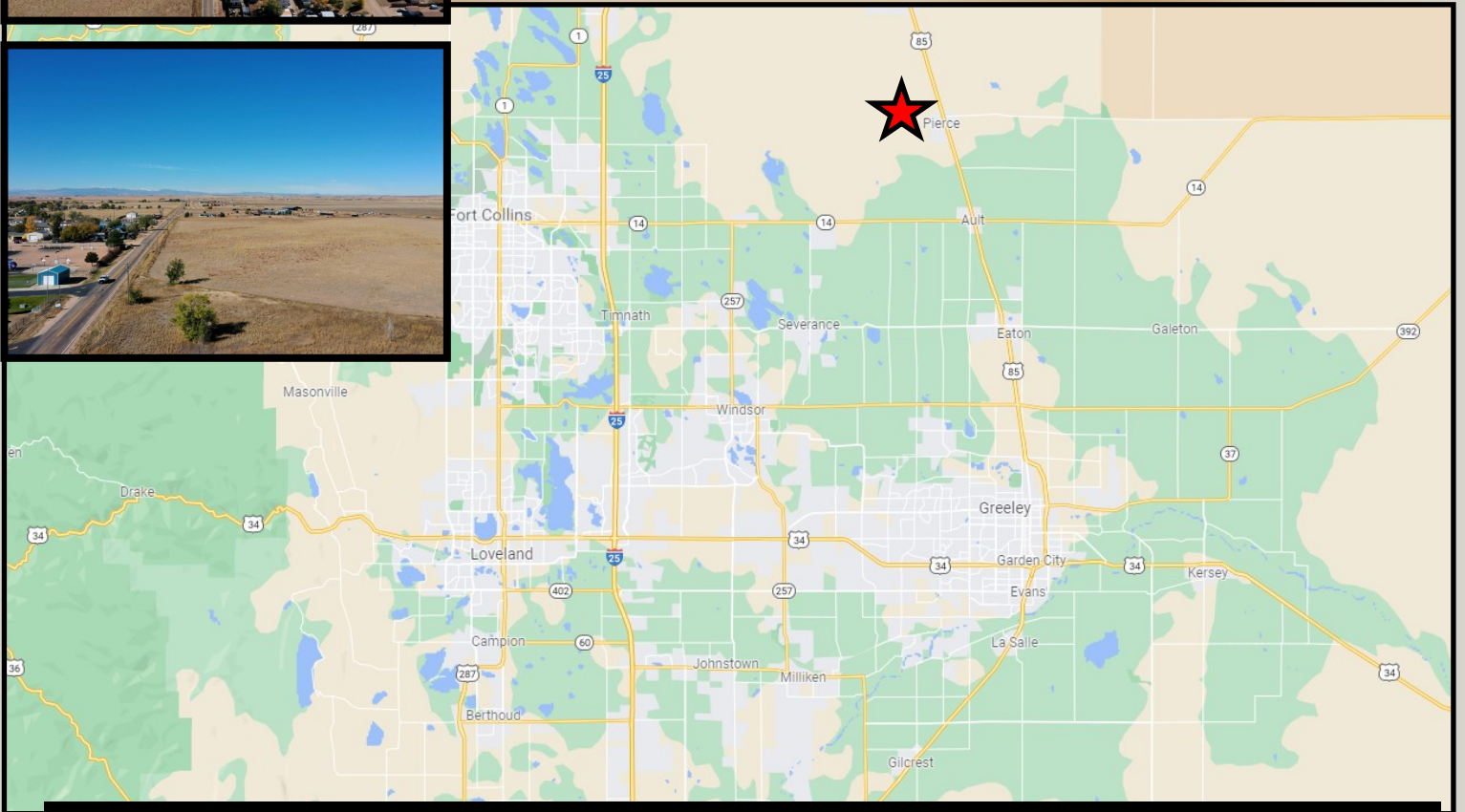
Accredited Land Consultant

**AGPROS.COM**

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From Hwy 85 in Pierce, west on Rowe Avenue (CR 90). Property is about 450 feet west of the intersection.



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