

# AGPROfessionals

DEVELOPERS OF AGRICULTURE



## Dryland Farm

73 acres +/- Roggen, CO

\$292,000



Exceptional dryland farm with a history of higher wheat yields. Great location for a home site, just 1/4 mile from Highway 52. New homes are being built near this property and this could be the perfect opportunity to build your own. Property will need a well drilled and septic engineered. Electricity will need to be brought about 1/4 mile from Highway 52. Farm has year to year lease with excellent farmers should you want to lease for income.



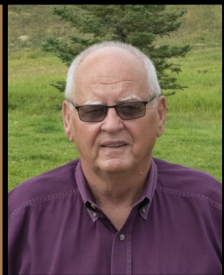
**Legal:** Part of the South 1/4 of the NE 1/2 of Section 7, Township 1, Range 62 West of the 6th P.M. identified by Weld County Assessor as Parcel No. 147907000012

**Taxes:** \$\$188.94/2020

**Directions:** From Prospect Valley on Highway 52 go 3 miles east to County Road 75, then 1/4 mile south on Road 75. The property will be on the west side of the road. With a small portion on the east side of the road.

**Water:** Well will need to be permitted and drilled

NO MINERALS INCLUDED



**TERRY SEELHOFF**  
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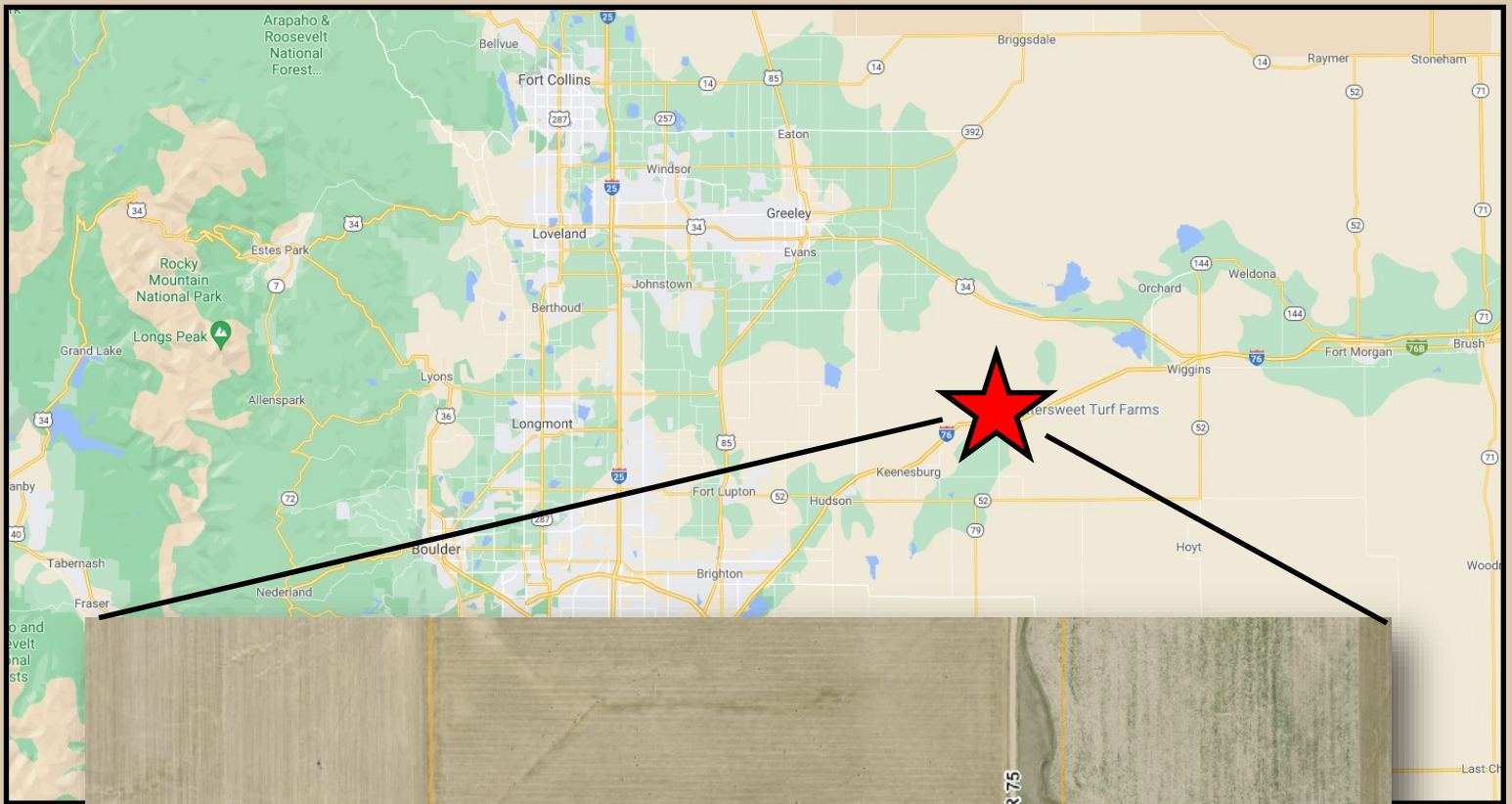
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