



# AGPROfessionals

DEVELOPERS OF AGRICULTURE



**17141 County Road 22  
Fort Lupton, CO**

**\$549,000**

Charming farmhouse on 1.2 acres. Nicely updated with newer flooring, large, open kitchen and good lighting. Finished basement has two bedrooms, 3/4 bath and laundry. Exterior boasts a 960 sf 2-story shop. New BEW septic tank installed in 2020. End of the road privacy with excellent mountain views. Well allows for outside animals, per the well permit. This home has been very well maintained.

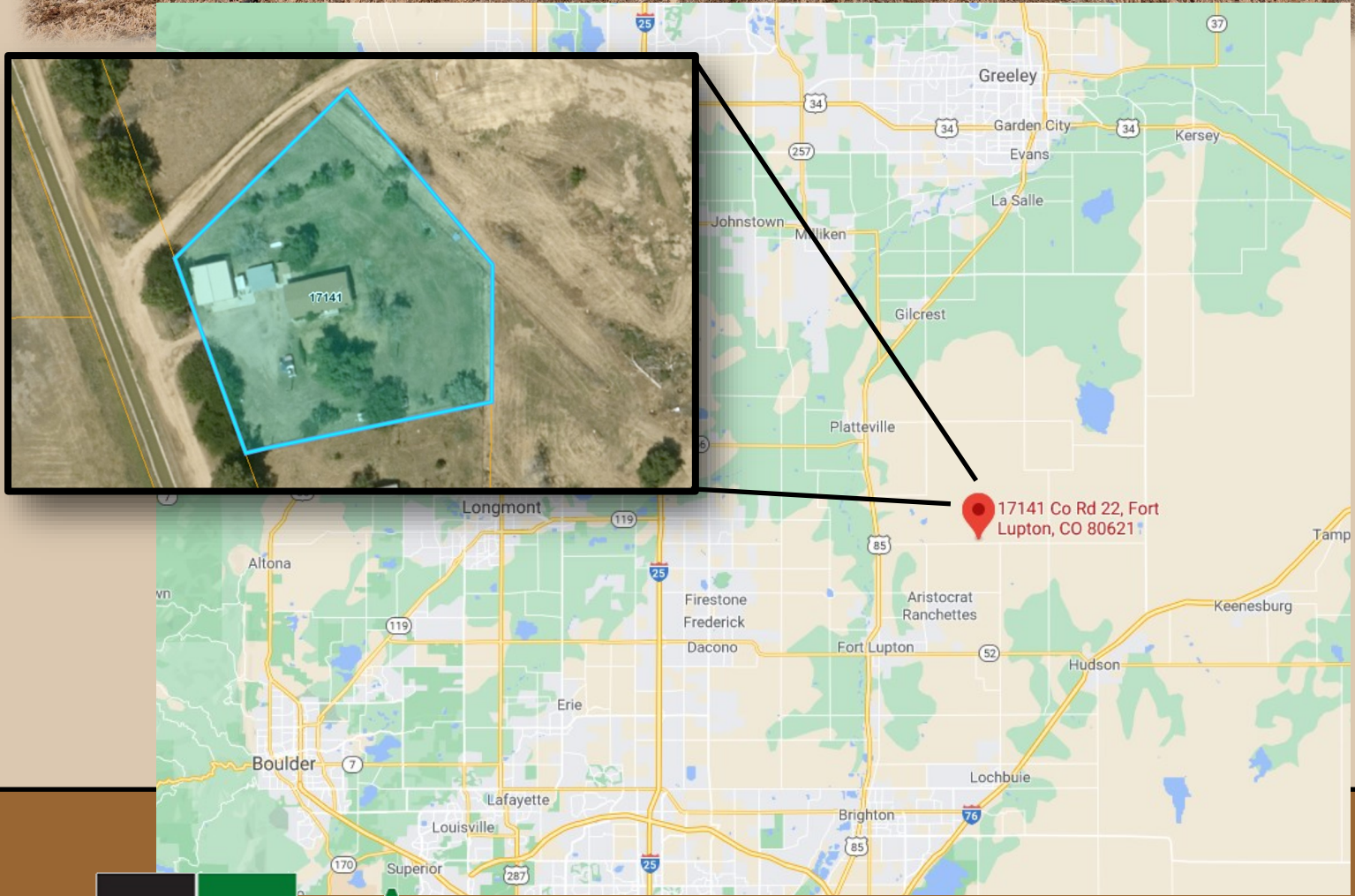
**RYAN  
HOSTETLER**  
ACCREDITED LAND CONSULTANT

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From Hwy 85, north of Fort Lupton, east on CR 22 approximately 4.2 miles. The entrance is along the irrigation canal off road 22. Go north to the last house with brown shop.



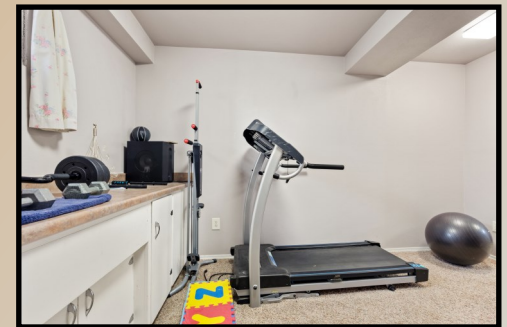
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# 960 square-foot Shop with overhead doors



- **Acreage:** 1.28 acres +/-
- **Size:** 2,150 sqft home, built in 1965
- **Specs:** 4 bedroom/ 2 bath with carport, large shop and equipment shed
- **Legal:** Part of the SW4 12-2-66
- **Water:** Well
- **Taxes:** \$1,211.58/2020









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### ADDITIONAL SERVICES

**Agronomy & Environmental:** Our registered technical services providers and certified engineers aid in your compliance and defend your business to ensure that you are able to manage a stringent regulatory environment.

**Consulting:** Drawing on extensive real-world and business experience, AGPROfessionals' consultants team with our clients to apply new ideas to practical problems to develop and promote a comprehensive plan through and including implementation and operation.

**Engineering & Design:** Our licensed professionals provide civil, structural and geotechnical engineering services at the agricultural grassroots. We strive to maintain up to date technical knowledge to meet our clients' needs in all areas of design, permitting, and construction management of agricultural operations.

**Financial & Construction:** Our team of experts can provide you with customized assistance to develop plans for new construction, improvements on existing structures and much more.

**PR & Legislative:** Your advocate at the local, State & Federal level in Colorado and Nevada.

**Real Estate:** Our in-house brokers are licensed in CO, KS, MT, NE, SD, ID and WY, are dedicated to our clients and take great pride in serving the agricultural community.

**Surveying & Geotechnical:** Proper due diligence, real estate transactions and planning and construction require a proper base map and legal survey. Knowing where your boundaries are located and what materials lie under the surface are key elements for most projects.