

# AGPROfessionals

## DEVELOPERS OF AGRICULTURE

*31802 County Road 78, Galeton*  
*+/- 56 acres*  
*\$775,000*



**DESCRIPTION:** Hill top home on 56 acres +/- . The entire property, inside and out, is very well maintained. There are large, established trees, mature bushes and unobstructed views of the Front Range. Features include recently updated windows, flooring, siding, and appliances. The primary bedroom includes a large closet, double sinks, tub, and shower. Plenty of room for entertaining and relaxing on the on the east or west side decks. Unfinished basement to finish to your liking. Detached one car garage/shop for toys and tools. Bring your horses, livestock, and pets.

**WATER:** Well

**ZONED:** Ag

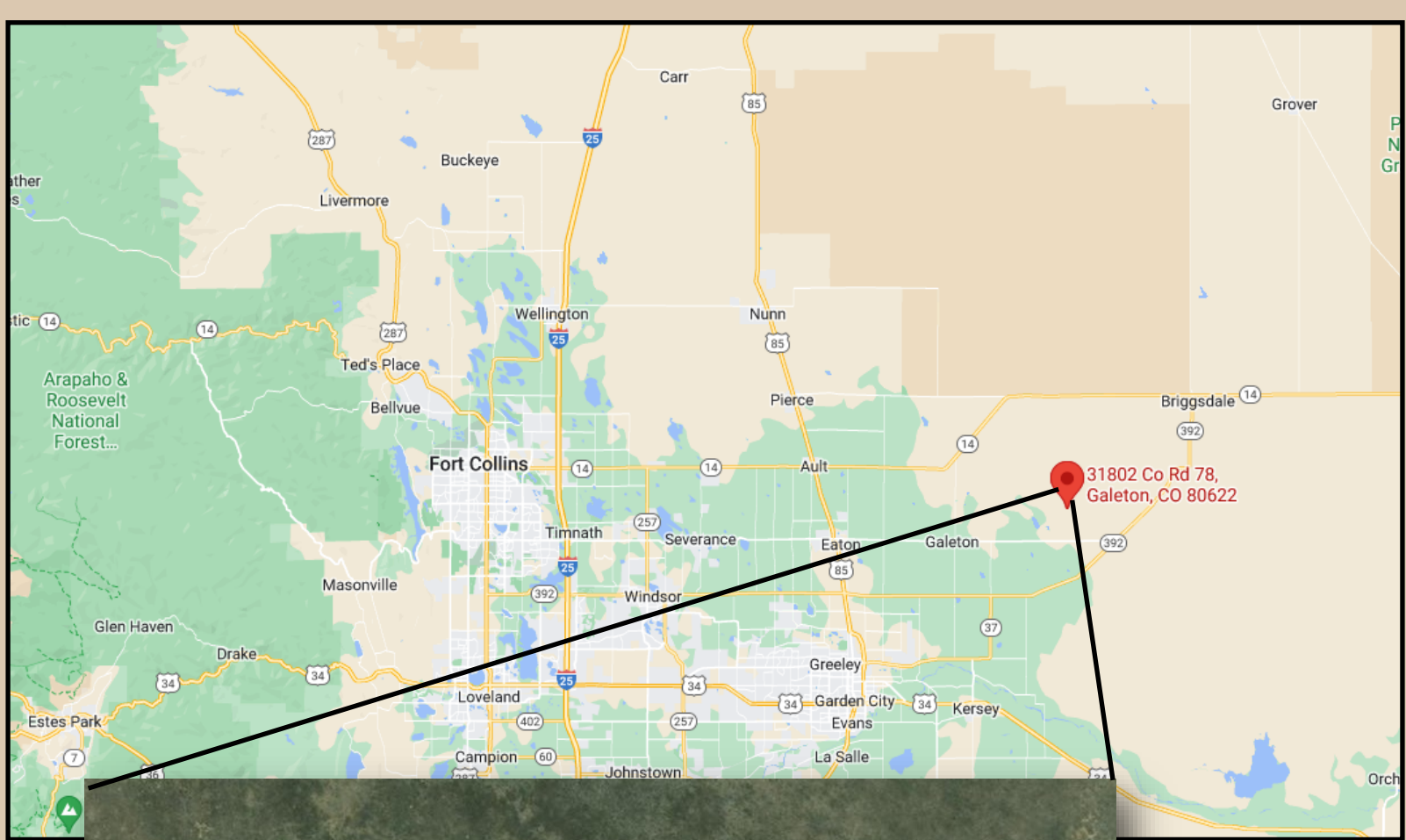
**TAXES:** \$1,886.76/2021

**LEGAL:** Lot B of Recorded Exemption No. RECX18-0134 located in the North 1/2 of the Northwest 1/4 of Section 29, Township 7 North, Range 63 West of the 6th P.M.

**NANCY  
LOHR**  
BROKER ASSOCIATE

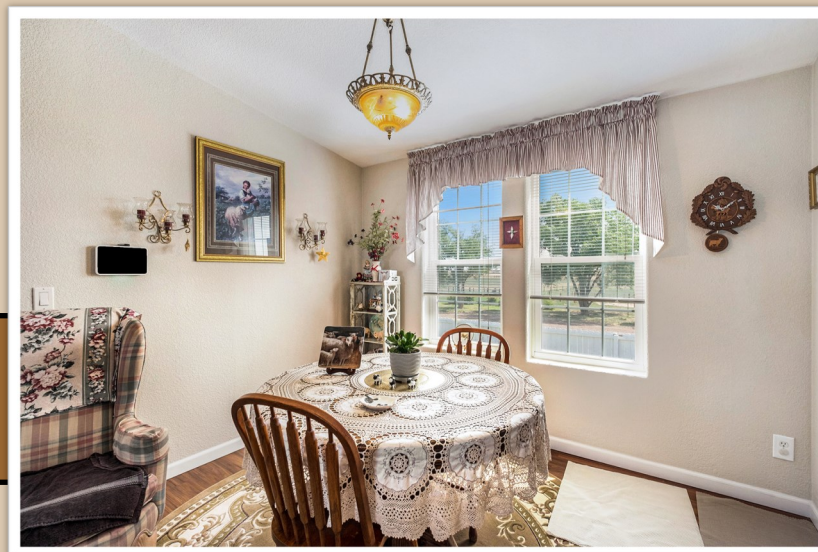
**AGPROS.COM**  
3050 67th Avenue, Greeley, CO

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From CR 74 east of Eaton, continue east to CR 59, then north to CR 78 and east to property









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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.