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DEVELOPERS OF AGRICULTURE

25844 County Road 16
Keenesburg, CO
\$4,000,000

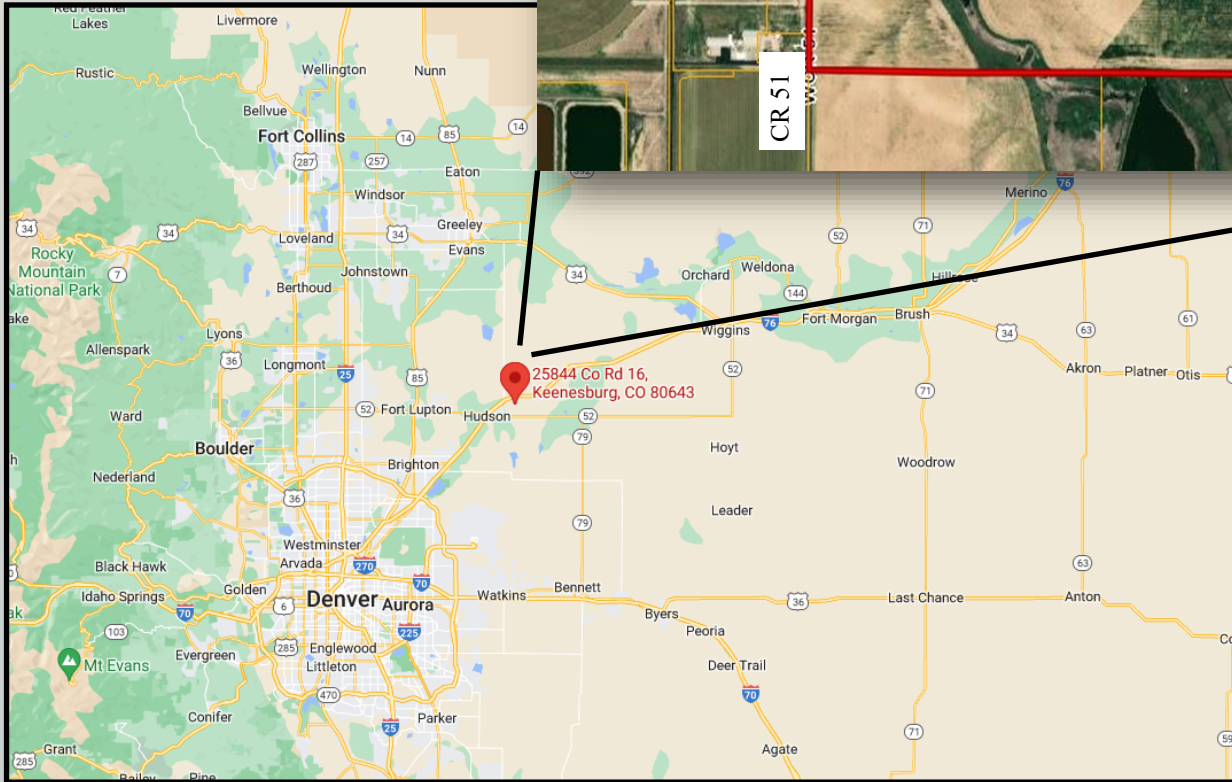
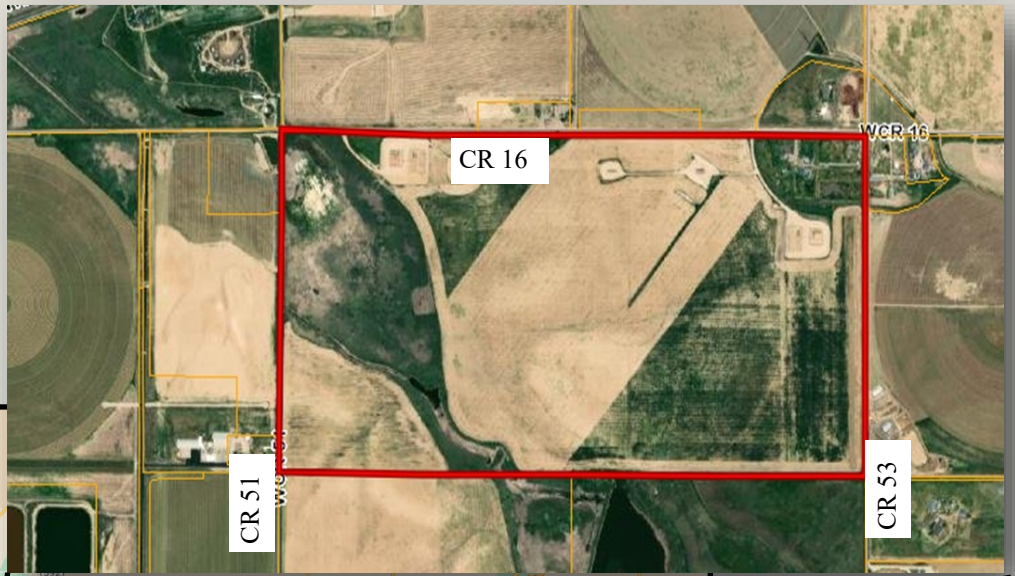


- 322 acres +/-
 - 180 acres Pivot irrigated
 - 30 acres Ditch irrigated
- 3 Residences with individual septic & propane, electric and plumbing updated on all homes in 1990
 - 3 bedroom /2 bath home with a detached 2 car garage, remodeled in 1990
 - 2 bedroom/1 bath home
 - 1 bedroom/1 bath home
- 2,610 sf Outbuilding
- 3 car garage with shop
- 480 sf Barn/outbuilding
- 480 sf Shed
- Grain Silos
- 1,344 sf Outbuilding
- 233 acre rights in Henrylyn Irrigation District
- 2009 Valley 8-tower Pivot with 3' overhang
- Well Permit # 32760-F (well updated in 1990)

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
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From CR 49, east on I-76 frontage road to County Road 51, south to CR 16 and east 1/2 mile to property



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Comments: Excellent irrigated farm with 3 residences and several outbuildings. Unobstructed view of the mountains and conveniently located just minutes from I-76. The main residence was remodeled in 1990 and includes a large open kitchen/family room area with vaulted wood ceilings. Property also features a separate living room with a woodburning stove, a large master bath, an indoor hot tub/exercise room and an unfinished basement for storage. The additional 2 homes have separate septic and propane - ideal for renting or worker housing. All 3 homes were updated with new electric, plumbing and furnaces in 1990. Irrigation provided by 233 acre rights of Henrylyn water and a 2009 Valley 8-tower pivot.

Legal: The North 1/2 of Section 32, Township 2 North, Range 64 West

Taxes: \$3,624/2021

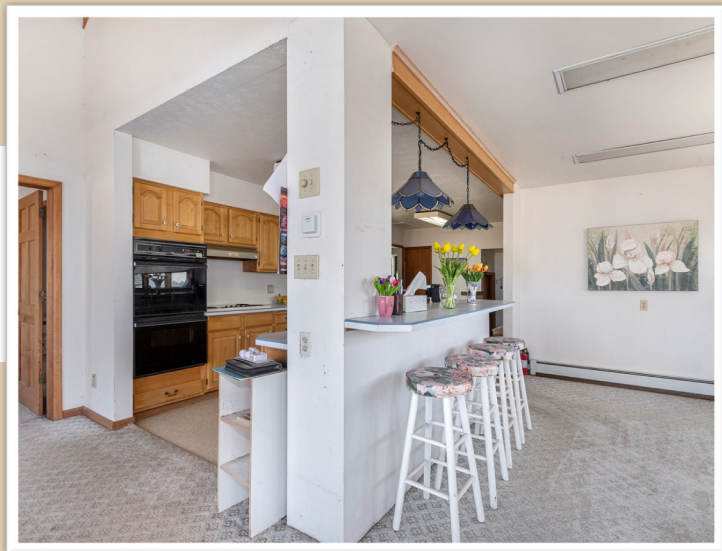
Water: 233 acre rights of Henrylyn for Irrigation Water
Well # 32760-F (900 feet to aquifer, redrilled in 1990's)

All oil, gas, and mineral rights are excluded

















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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.