

AGPROfessionals

DEVELOPERS OF AGRICULTURE



46010 County Road 77
Briggsdale, CO

\$975,000

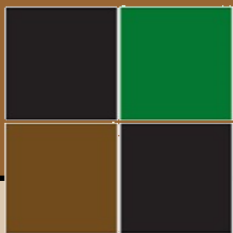
Sprawling Ranch

- 40 acres +/-
- 2,280 sqft Modular, built in 2016
- 3 bedroom/ 2 bath ranch
- 10 stall Barn with Tack Room
- Metal Roof
- Solar with Back-up Generator
- End of road privacy

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com



AGPROprofessionals
DEVELOPERS OF AGRICULTURE



40+/- acres with a beautiful 3 bedroom/2 bath ranch, built in 2016. Home has a metal roof and runs completely off solar with a backup generator. Exterior features a 10-stall barn, excellent mountain views and end of the road privacy! **\$975,000**

Legal: 81.17 acres being in the East 1/2 of the Southeast 1/4, Section 9, Township 8 North, Range 62 West of the 6th P.M.

Taxes: TBD/2019 (recently split)

Water: Domestic Well # 300178

Mineral rights are excluded













AGPROfessionals

DEVELOPERS OF AGRICULTURE



ADDITIONAL SERVICES

Agromony & 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.