



AGPROfessionals

DEVELOPERS OF AGRICULTURE

20230 & 20232 County Road 51

8.5 acres

Kersey, CO

\$425,000



Older farmhouse with open floor plan in the Kersey school district. This is a great ag /residential property to bring your livestock and live in the open quiet space. Main floor laundry and bath. Open kitchen/dining room into open living room. Large master bedroom suite with bath on upper level. Property includes a mobile home next door. The mobile home is currently rented month to month tenant. Garage is detached that includes tons of storage. One of the out buildings used for a shop with lots of storage. Barn and corrals with electric waterers for livestock.



**NANCY
LOHR**
BROKER ASSOCIATE

AGPROS.COM
3050 67th Avenue, Greeley, CO

970.381.6672 NLohr@Agpros.com



Taxes: TBD/2019 (Recorded Exemption in process)

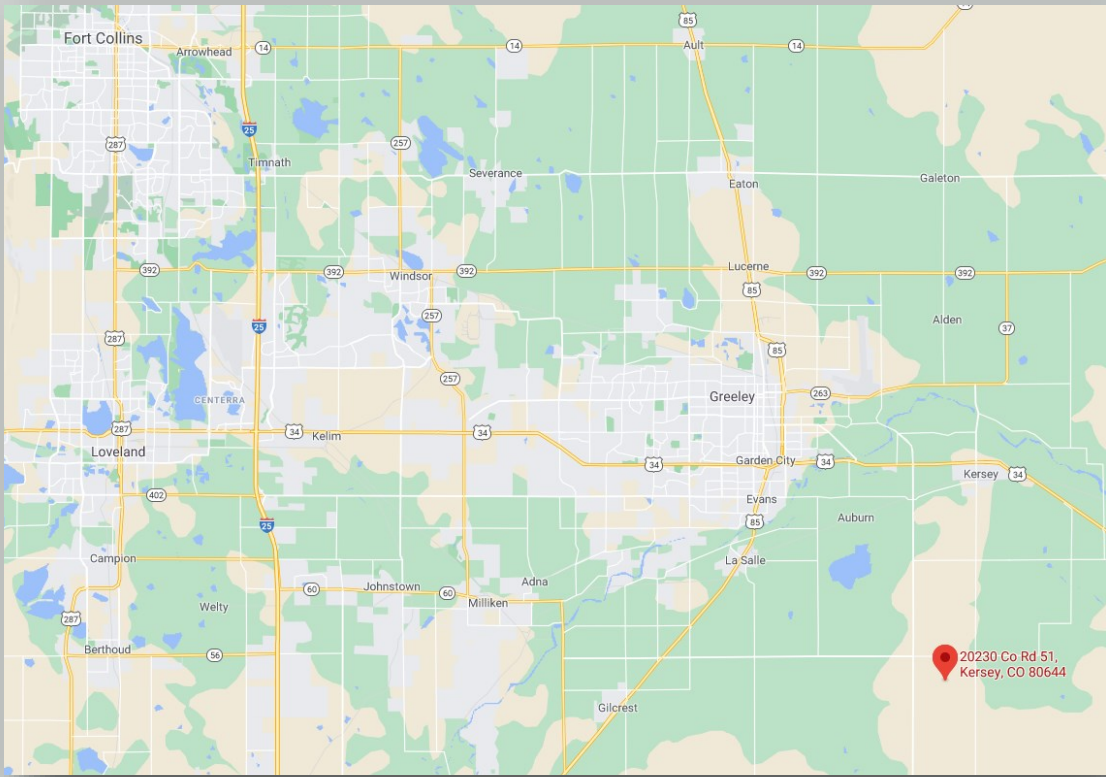
Water: Well

Electric: Poudre Valley REA

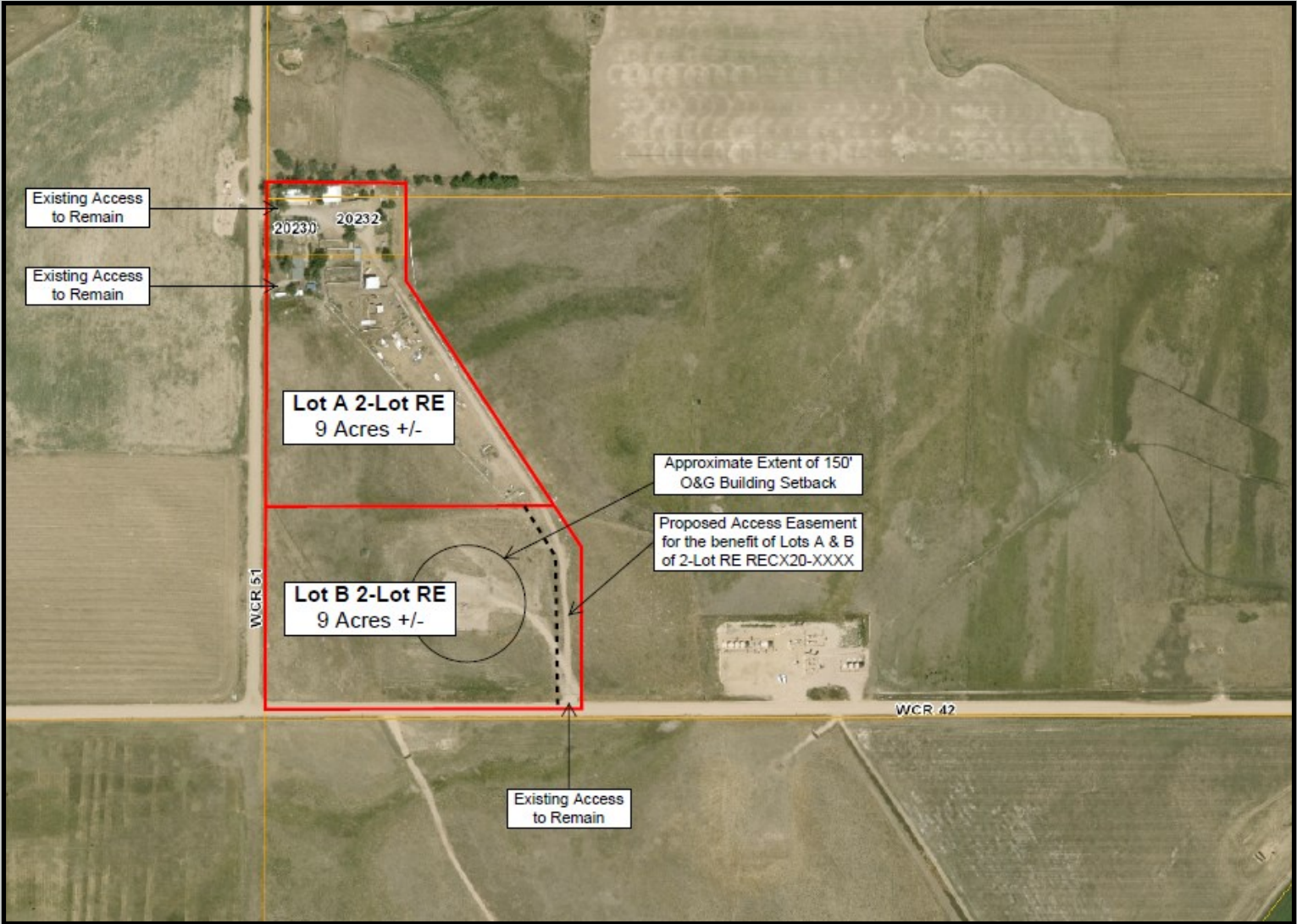
20232: 2 bedroom/2 bath built in 1950, with a total of 1,376 sf
20230: 3 bedroom/2 bath built in 2003, with a total of 1,568 sf



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From CR 49, east on CR 44 one mile, then south on CR 51 approximately 3/4 mile





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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.