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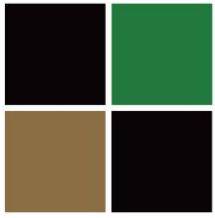


**RYAN HOSTETLER, ALC**  
Accredited Land Consultant

3050 67<sup>th</sup> Avenue, Ste. 200  
Greeley, CO 80634

720.684.4111 direct  
303.883.7080 cell  
ryan@agpros.com

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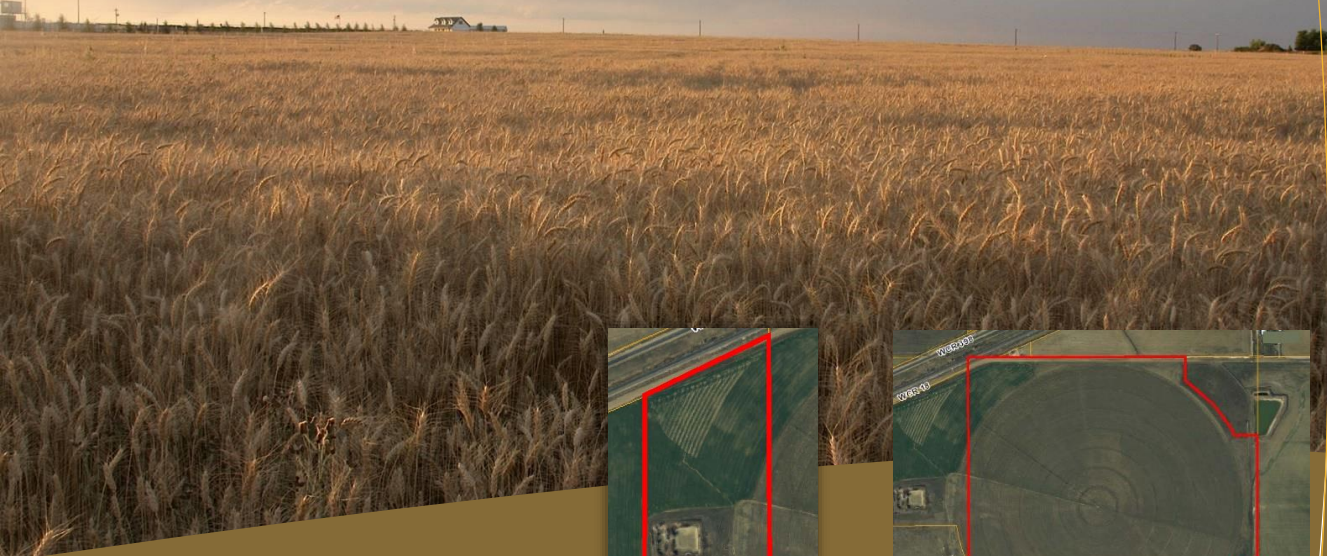


**AGPRO**professionals  
DEVELOPERS OF AGRICULTURE

# Residential Development/ Irrigated Farm

## \$1,208,250

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## Property Overview

Property	+/- 161.11 acres of farmland in Keenesburg, CO. From Interstate 76 in Keenesburg, turn South on North Market Street to East Woodward Avenue. Take East Woodward Avenue (County Road 16 ½) east for two miles. Parcel lies on the north side of County Road 16 ½. Signs will be posted.
Location	Two Parcels: (1) Part of the Northwest ¼ of the Northwest ¼ of Section 25, Township 2 North, Range 64 West (Sparrow Farms Annex); excluding Lot A and Lot B RE-3792 and (2) Part of the Northeast ¼ of Section 25, Township 2 North, Range 64 West (Sparrow Farms Annex); excluding Lot A and Lot B RE-3297 and Lot A RE-3792.
Taxes	2015 = \$2,234.20
Additional	Prime development property annexed into Keenesburg with easy access to the front range including Denver, Brighton and Greeley. Zoned R-1 with the capacity to build 400 + homes. Includes 161 acre rights of Henrylyn Irrigation water . The area qualifies for USDA home financing. Great schools with plenty of capacity for new students. All pumps, pivots, electrical underground and all irrigation equipment is included with the sale. Oil and Gas Rights are excluded.