

# AGPROfessionals

DEVELOPERS OF AGRICULTURE

*2145 E. Highway 34, Greeley, CO*

*+/- 50 acres*

*\$1,800,000*



**DESCRIPTION:** 50-acre irrigated farm with residence and several large outbuildings. Very nice Weld County farm that has continually been a top producer. Included in the sale is a 1,000 Gallon Per Minute Coffin irrigation well and a 1.5" City of Greeley water tap. The property also includes a full grow light system for hemp in the detached shop. Home has 3 bedrooms, 2 baths, A/C and a newer furnace. Convenient east Greeley location with direct access to Hwy 34 and Weld County Parkway.

**MINERALS:** Seller shall retain all mineral rights

**WATER:** 1,000 GPM Coffin irrigation well and a 1.5" city of Greeley water tap

**ZONED:** R-1

**TAXES:** \$2,781/2021

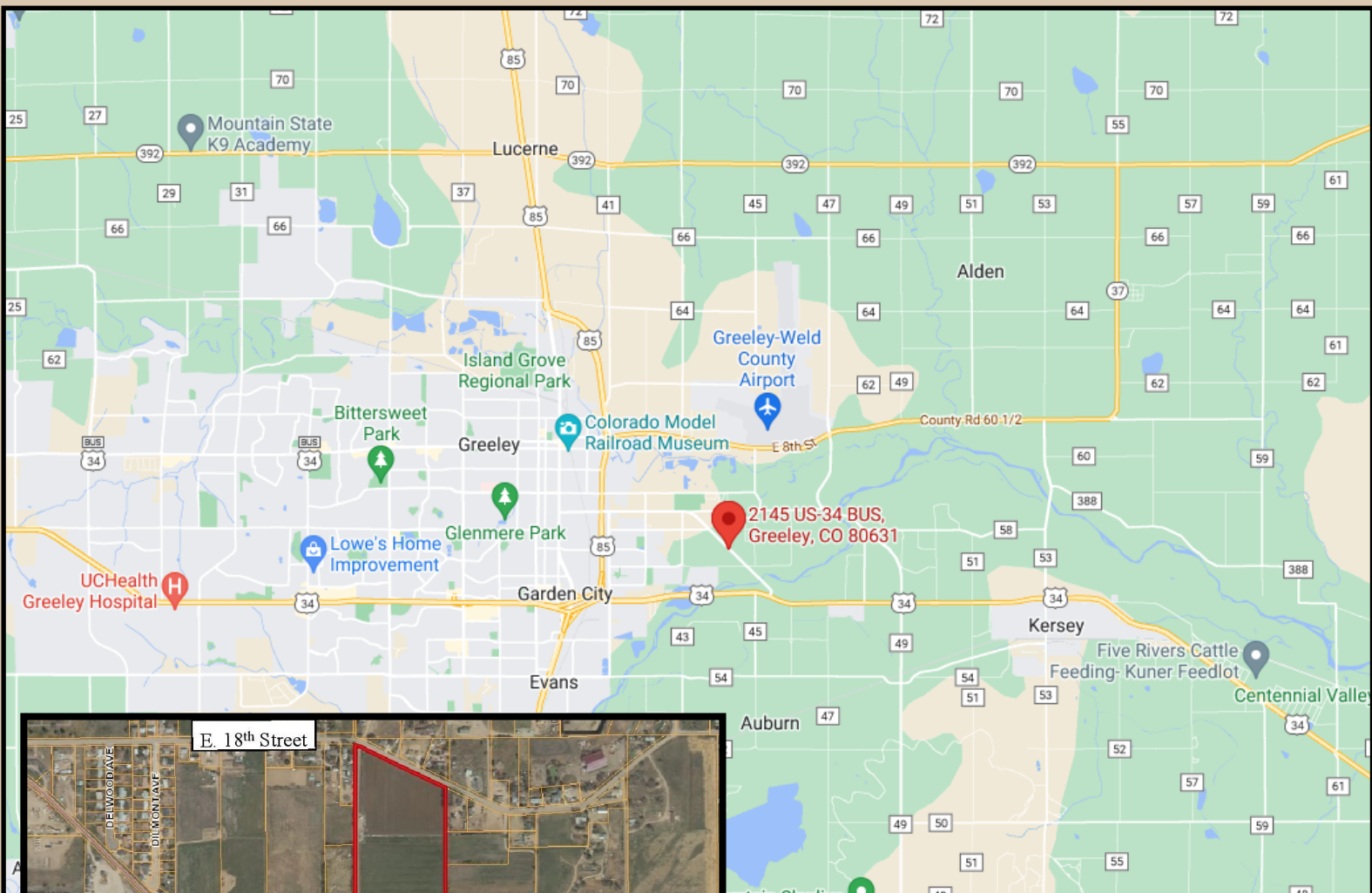
**LEGAL:** Land lying in Section 10 and Section 15, Township 5 North, Range 65 West of the 6th P.M.

**RYAN  
HOSTETLER**  
ACCREDITED LAND CONSULTANT

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

**303.883.7080 Ryan@Agpros.com**

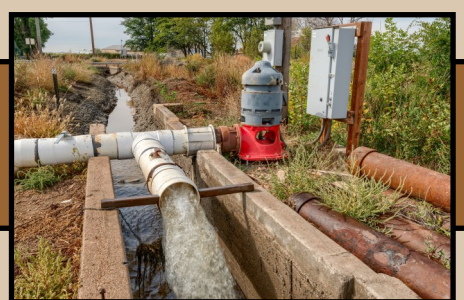




From Hwy 85 east on E. 18th St. approximately 1 mile then veer south-east onto Hwy 34, property will be on the east side of the road











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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.