

AGPROfessionals

DEVELOPERS OF AGRICULTURE



7458 County Road 42
Johnstown, CO
\$8,000,000



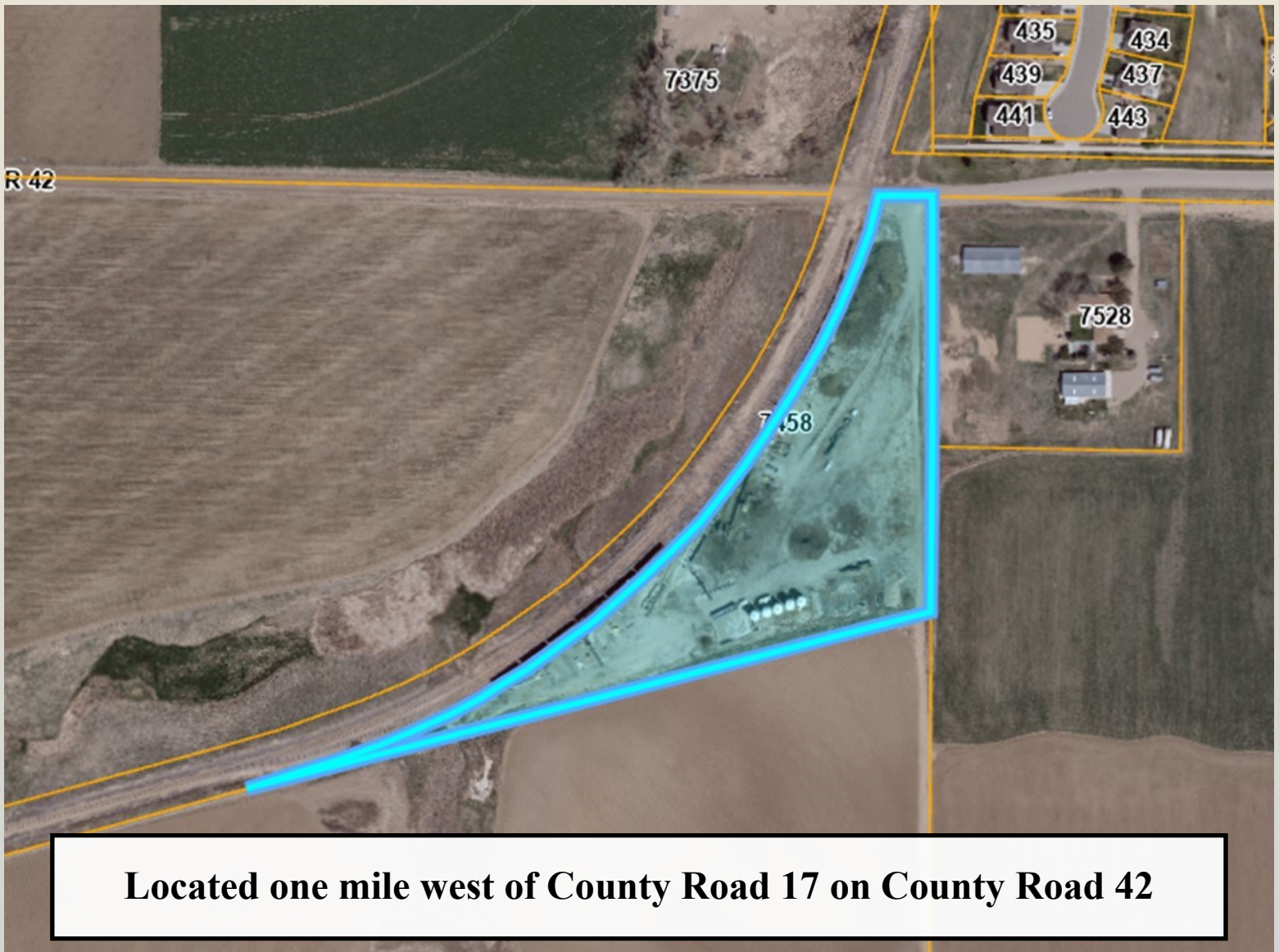
Transload facility on the Great Western Railway, both Union Pacific and Burlington Northern cars can be brought in. There is current spur capacity for thirteen railcars and enough room for another 10-car spur to be built on the subject property. The owner typically unloads 1,000 cars annually. The main products transported here are mulch and feed commodities for cattle. The property is currently zoned Ag with a USR for commercial use as a mulch facility. There is a small office and a 75-foot in-ground scale with 110-ton capacity. There are five newer silos on the property for storage. This property is being offered for sale together with the Renewable Fiber site on CR 18 ½ in Fort Lupton, situated at 8394 Hwy 85. The Fort Lupton site is 9.8 acres, also on rail, with no spur.

**RYAN
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ACCREDITED LAND CONSULTANT

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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.



Located one mile west of County Road 17 on County Road 42



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Taxes:\$5,947/2022

Zoning: Ag (permitted for commercial use)

Legals Description: That portion of the Great Western Railway of Colorado in the Northeast Comer of the North-west Quarter of Section 29, Township 4 North, Range 67 West of the 6th P.M. Bunyan, Weld County, Colorado described as follows:

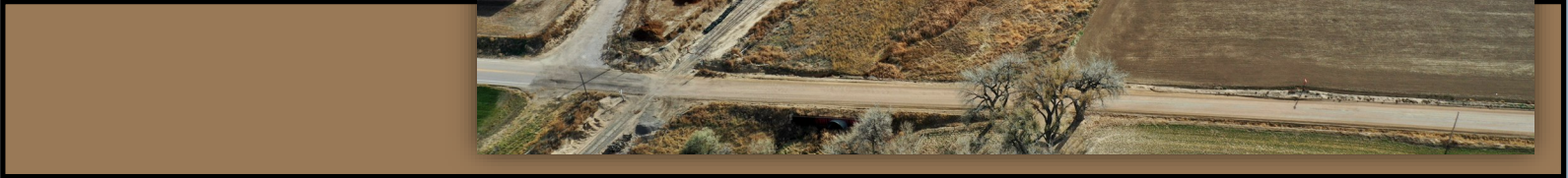
Beginning at the North Quarter Corner of said Section 29; thence West on the North line of said Section 29, a distance of ninety (90') feet to a point forty (40') feet from the center line of the Great Western Railway, as now surveyed and located; thence Southwesterly on a curve to the right whose radius is One thousand four hundred seventy-two and seven tenths (1,472.7') feet, forty (40') feet horn and parallel to the center line of the Great Western Railway as now surveyed and located, for a distance of one thousand five hundred seventy-five (1,575') feet; thence N75°45' E one thousand one hundred eighty-five (1,185') feet, more or less, to the North/South centerline of said Section 29; thence North along the half section line a distance of six hundred ninety-five (695') feet to the North Quarter Comer of said Section 29 to the Point of Beginning. Identified By Weld County Assessor Parcel No.105929000016 containing 5.86 acres more or less. Known as 7458 CR 42, Johnstown, CO 80534.



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OUR 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.