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DEVELOPERS OF AGRICULTURE

Pierce, CO

164.76 acres +/-
\$950,000



44585 County Road 37

DESCRIPTION: Former poultry farm with a residence and several large poultry sheds. Property includes a 36k gallon water storage tank, outbuildings and grain bins. Water is provided by a 20 GPM well. The well permit is for 35 acre-feet for livestock and domestic use. Property is in CRP through 9/30/23 with an annual payment of \$5,556. For more information on the CRP program visit the USDA Farm Service Agency website. This is an excellent site for a small feedlot or calf ranch.

LOCATION: From Hwy 85 and County Road 90 in Pierce, east 2.5 miles to CR 37.

WATER: Well Permit # 018021-F (20 gpm)

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$3,522/2020

LEGAL: All that part of the Northeast $\frac{1}{4}$ of Section 24 lying East of the Pierce Lateral, and all that part of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 24 lying North and East of the centerline of the Good Lateral and North of the centerline of County Road 90, Township 8 North, Range 66 West of the 6th P.M



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM

3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com

