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Commercial Lots Hwy 34



62 ACRES +/-
KERSEY, CO
\$1,570,965

Comments: Commercial property annexed in the Town of Kersey. Property has frontage on Hwy 34 and the UP Rail line that border the south boundary.

Legal: Lot B of Recorded Exemption No. 0963-22-2-RE2634, according to the map recorded February 2, 2000 at Reception No. 2747687, being a part of Section 22, Township 5 North, Range 64 West of the 6th P.M. Now known as Commercial lots 1 thru 20, and Outlots N and O, Kohler Farm P.U.D.

Taxes: \$998.12/2020

Water: Town of Kersey taps will be needed

All oil, gas and mineral rights are excluded

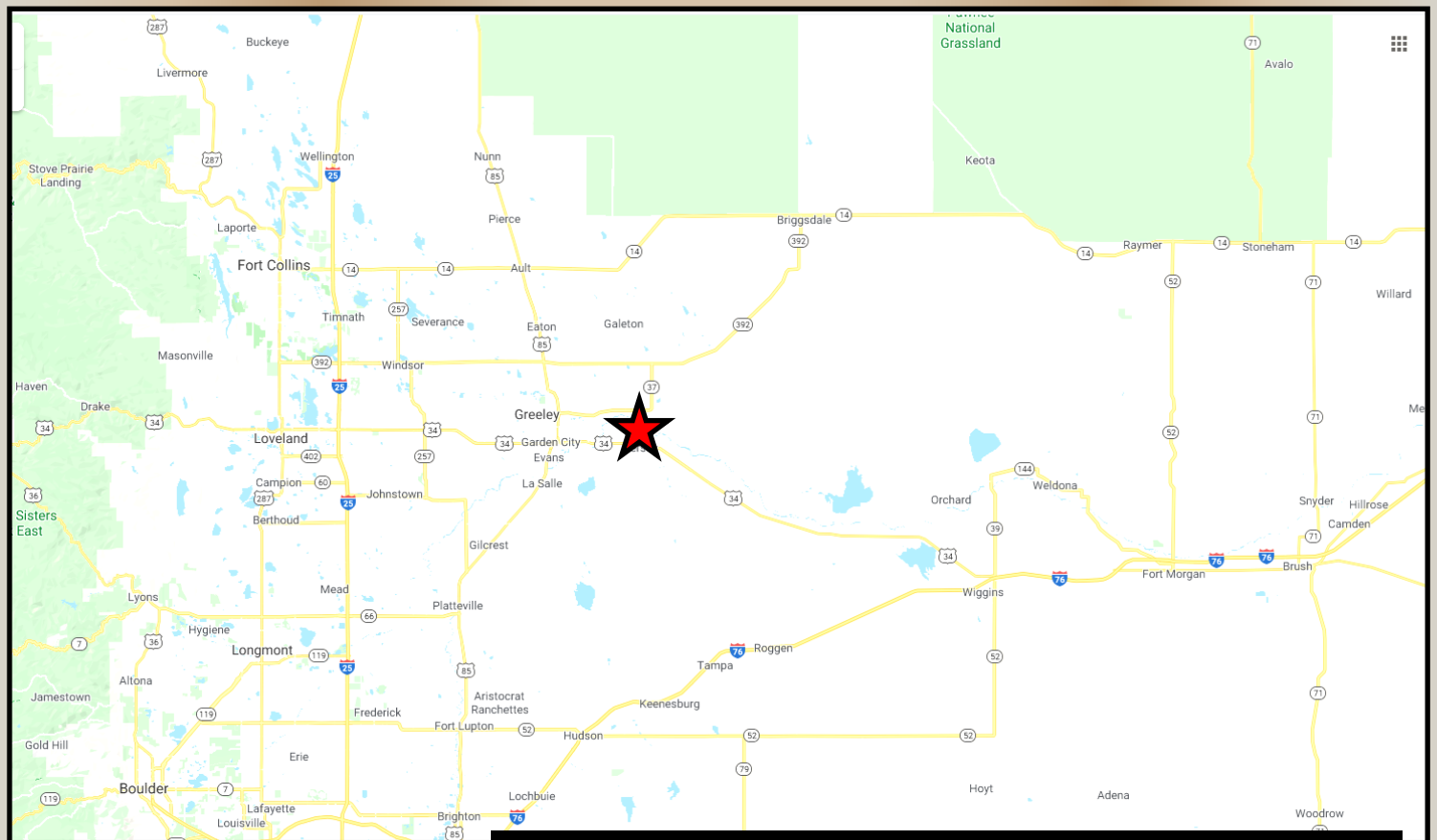
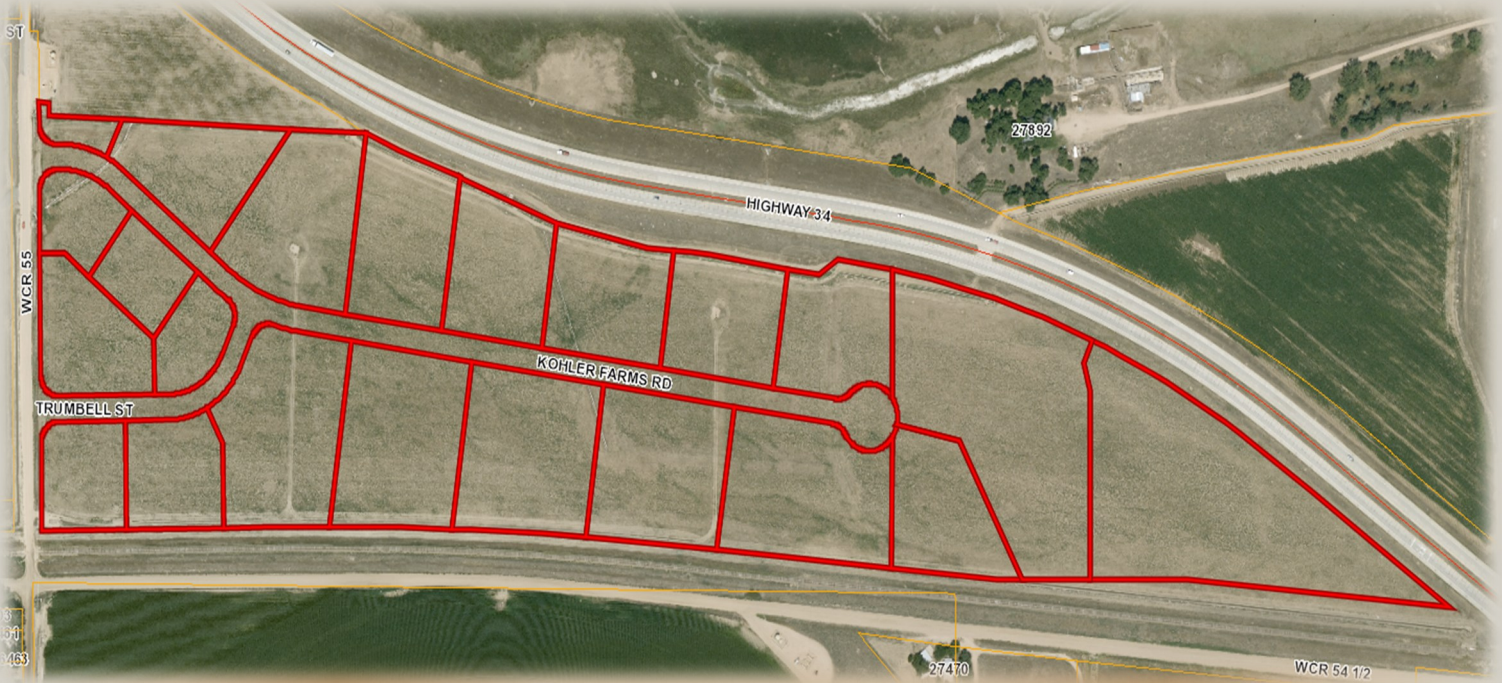


**RYAN
HOSTETLER**

Accredited Land Consultant

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3050 67th Avenue, Greeley, CO

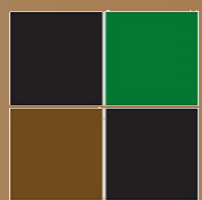
303.883.7080 Ryan@Agpros.com



From Hwy 34 east of Greeley, south on 9th Street in Kersey to County Road 55 (Kohler Farms Road)



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