

# AGPROfessionals

DEVELOPERS OF AGRICULTURE



**17171 County Road 22**

135 ACRES +/- Fort Lupton, CO

**\$1,100,000**

***Perfect for a Heifer yard  
or Dairy Facility***

**Double 12 para-bone parlor, upgraded  
in 2016**

**Large commodity shed with 6 bays**

**Corrals & headlocks**

**Lean-to with calving area**

**Office with vet room**

**6k milk storage tank**

**Great location on paved roadway**

**Less than 30 minutes from Denver**



**RYAN  
HOSTETLER**

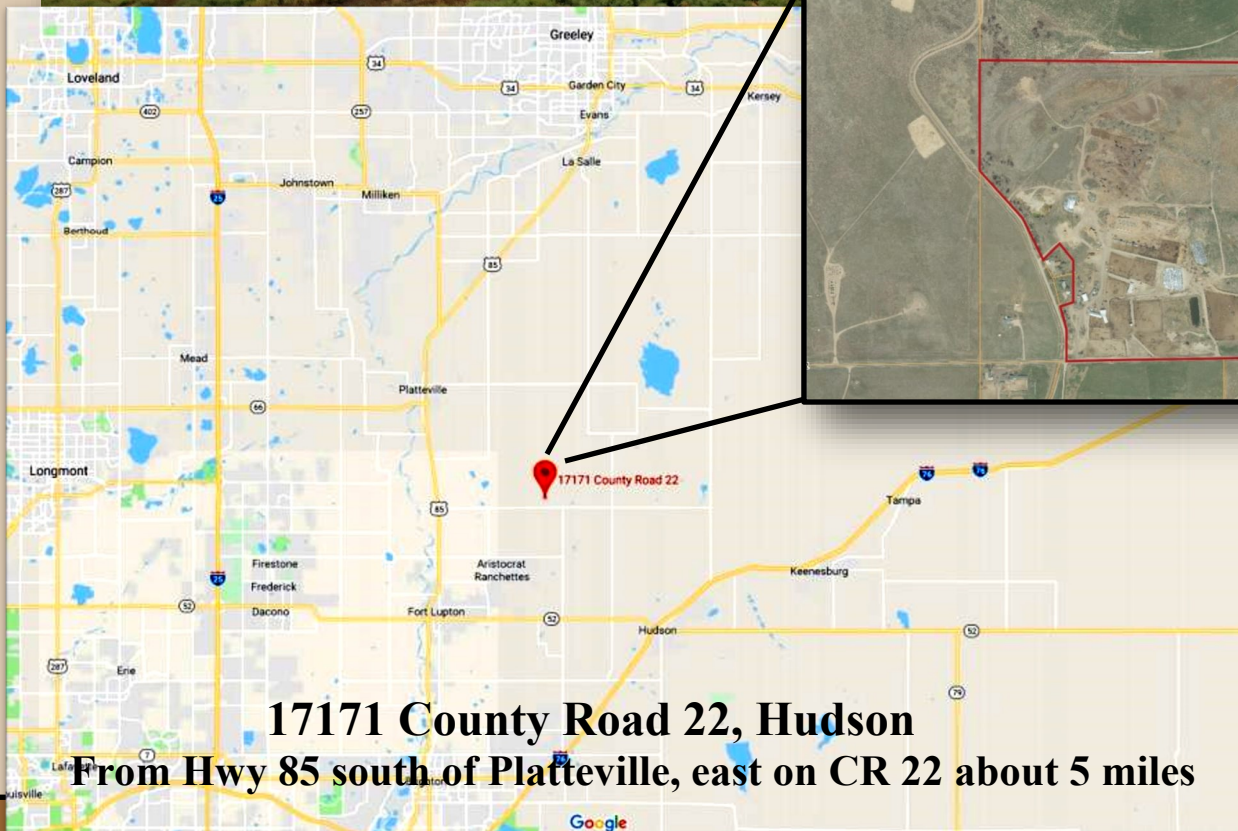
ACCREDITED LAND CONSULTANT

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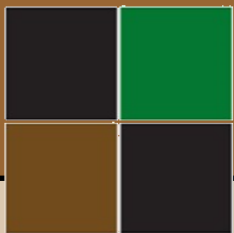




Parcel # 130912000011  
135 acres

**17171 County Road 22, Hudson**

**From Hwy 85 south of Platteville, east on CR 22 about 5 miles**



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**Comments:** 135 acre site - perfect site for a heifer yard / dairy. Property features a double 12 para-bone parlor, large commodity shed with 6 bays, corrals and headlocks, lean-to with calving area, office with vet room, 6k gallon milk storage all located on paved roadway and less than 30 minutes from Denver. Commercial well #'s 74583-F and 74584-F provide 32 AF. Excellent potential for a calf ranch. Older mobile home on the property, not livable.

**Legal:** Lot B of RE-712 being part of the SW 1/4, 12-2-66

**Taxes:** \$1,576 / 2020

**Water:** Well 74538-F

**All oil, gas and mineral rights are excluded**