

# AGPROfessionals

DEVELOPERS OF AGRICULTURE



**46010 County Road 77**

Briggsdale, CO

**\$1,300,000**

***Sprawling Ranch***

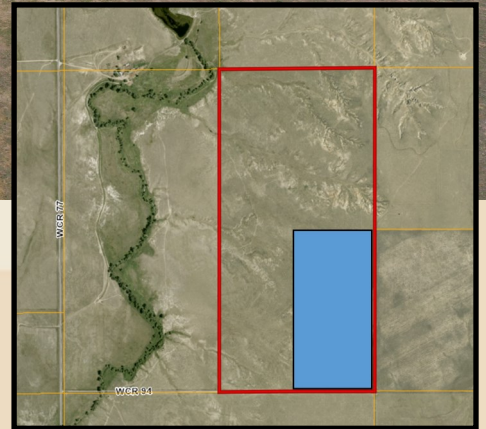


- 81 acres +/-
- 2,280 sqft Modular, built in 2016
- 3 bedroom/ 2 bath ranch
- 4,680 sqft Outbuilding
- 16,800, sqft steel covered Arena
- 10 stall Barn

**RYAN  
HOSTETLER**  
ACCREDITED LAND CONSULTANT

**AGPROS.COM**  
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From Hwy 392 at Lucerne, east 26 miles to CR 77, then north 2 miles to property



# AGPRO

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## *Equestrian Ranch with residence and covered riding arena*



**T**urn-key equine facility on 80 acres. Property includes a 120 x 140 steel covered arena, 120 x 200 outdoor arena, and 55' round pen all with good sand footing. The barn has ten 12x16 stalls, large tack room, tie stall, grain, and feed storage. There are multiple metal lean-tos with continuous fence corrals and 6 larger corrals all built with continuous fence. Home is a 3 bed/2 bath modular built in 2016 with covered porches on the east and west side and a metal roof. Home runs completely off solar paneling with back-up generator. Excellent mountain views and end of the road privacy!

**Legal:** 81.17 acres being in the East 1/2 of the Southeast 1/4, Section 9, Township 8 North, Range 62 West of the 6th P.M.

**Taxes:** TBD/2019 (recently split)

**Water:** Domestic Well # 300178

**Mineral rights are included**

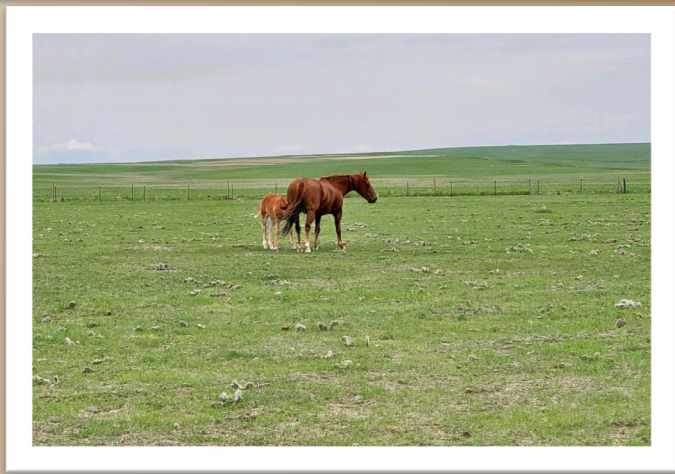
















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### ADDITIONAL SERVICES

**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.