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DEVELOPERS OF AGRICULTURE



20651 County Road 96

Pierce, CO

\$795,000

- 36 acres +/-
- 2,480 sqft Manufactured home, built in 2002
- 4 bedroom/ 2 bath ranch
- 3,360 sqft Outbuilding
- Hot tub/swim spa
- Old-west style Outbuildings
- Meticulous and updated country home

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

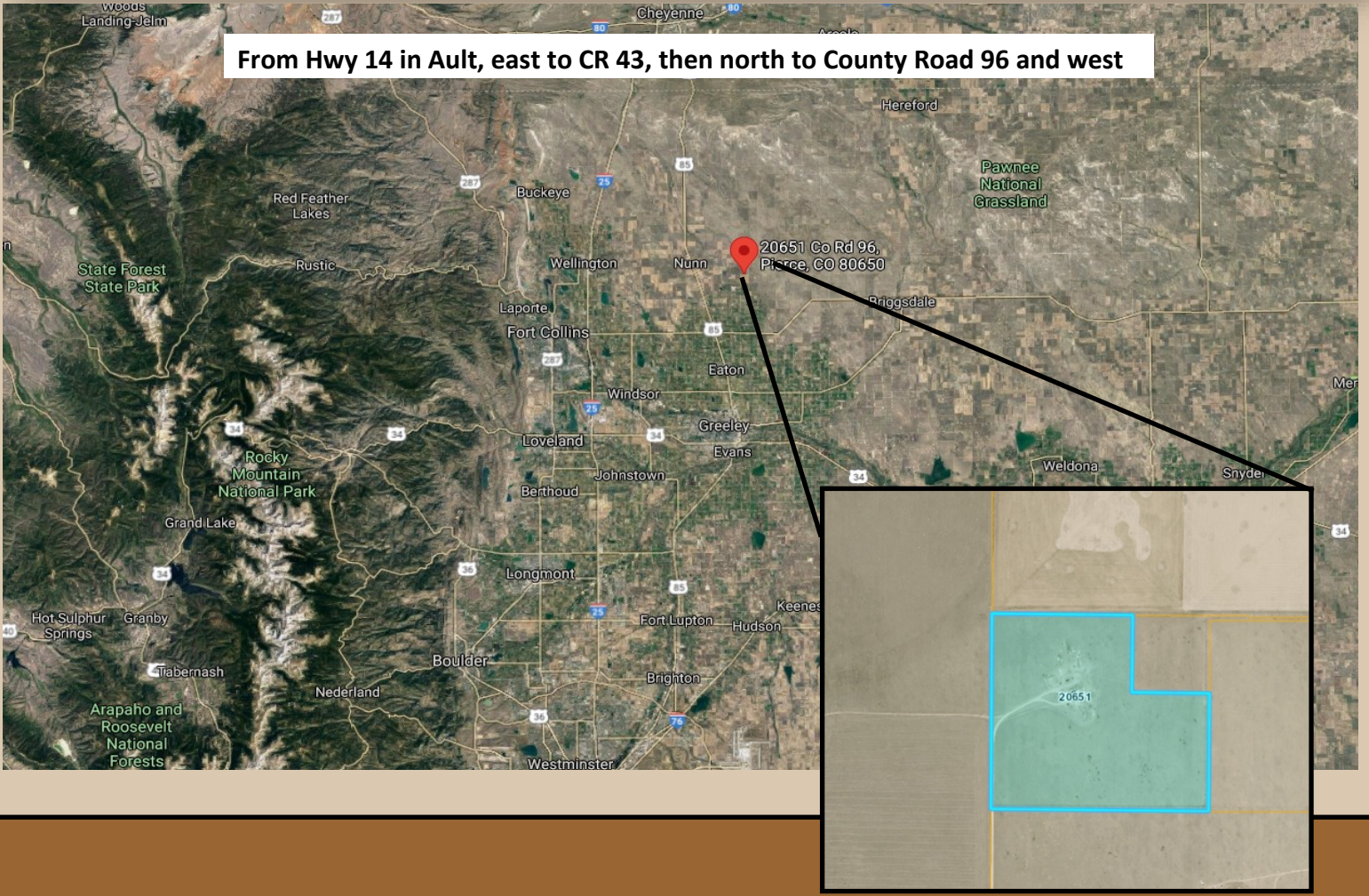
AGPROS.COM
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Incredible Front Range views!



From Hwy 14 in Ault, east to CR 43, then north to County Road 96 and west



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Country living at its best!



2002 Manufactured home on 36 acres +/- . The home has been meticulously maintained and updated. Open floor plan with 4 bedrooms and 2 baths. Attractive kitchen with beautiful cabinetry, laminate counter tops, tile back-splash and stainless steel appliances. Exterior features 3,360 sf outbuilding and two additional smaller buildings for outdoor entertainment, storage or animal hutches and an ice skating rink. Unobstructed views of the Front Range. The swim spa is included in the sale.

Legal: Lot B of RECX17-0087 being part of the North 1/2 of the Southeast 1/4, Section 4, Township 8 North, Range 65 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 055104400023 containing 36.34 acres more or less.

Taxes: \$1,151/2020

Water: Domestic Well # 235878

Mineral rights excluded







Our Lord
Is He...
BREAD OF LIFE
SON OF GOD
ALPHA AND OMEGA
LUCKY ONE
LAMB OF GOD
REDEEMER
PRINCE OF PEACE
KING OF KINGS





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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.