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*320 acres +/-*

# *16600 County Road 36 Platteville, CO*

Excellent industrial investment property. There is a USR on 80 acres of the property for many uses including outdoor storage and oil and gas support businesses. Included in the sale are five homes, five poultry buildings, and several large storage buildings. The property has excellent income potential and a current monthly revenue of \$24,000. All structures on the 320 acres have been well maintained and water is provided by four domestic wells. Zoned Ag with Commercial with a USR (Use by Special Review Permit 16-0065).

***\$4,200,000***

**RYAN  
HOSTETLER**  
ACCREDITED LAND CONSULTANT

**AGPROS.COM**  
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**303.883.7080 Ryan@Agpros.com**

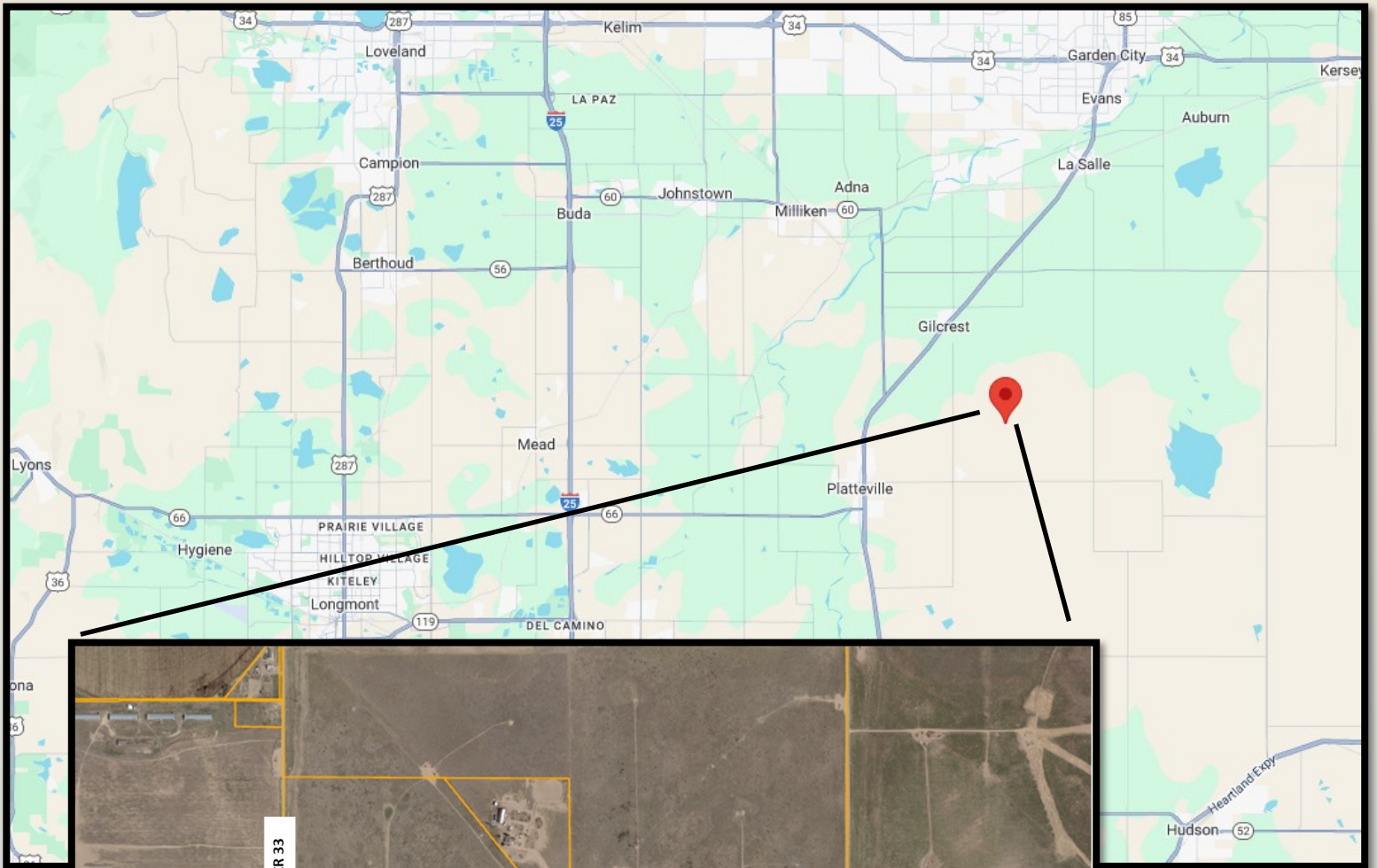
*The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.*





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From Hwy 85, south on CR 35 approximately 5.5 miles to CR 36 and then west



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**Taxes:** \$9,985/2023

**Water:** Well Permits: 93088, 289241, 289242, 289243

**Legal Descriptions:** Part of the North ½ of Section 11, Township 3 North, Range 66 West of the 6<sup>th</sup> P.M. EXC COMM NE COR S360 TO POB W1530 S2280 E1530 N2280 TO POB EXC UPRR RES. Identified by Weld County Assessor Parcel No. 121111200002 containing 239.91 acres more or less and Part of the Northeast ¼ of Section 11, Township 3 North, Range 66 West of the 6<sup>th</sup> P.M. COMM NE COR S360 TO POB W1530 S2280 E1530 N2280 TO POB EXC UPRR RES. Identified by Weld County Assessor Parcel No. 121111100001 containing 80.09 acres more or less.

All oil, gas, and mineral rights are excluded





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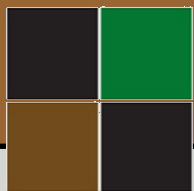


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# *Current Monthly Income*

	<b>Rent</b>	<b>Utilities</b>
<b>Current Monthly Rental Income</b>	\$950	They Pay
<b>Homes, Shops and Out Buildings Located on Property</b>	\$1,350	They Pay
	\$1,900	\$200
	\$975	\$125
	\$1,450	None
	\$2,750	\$175
	\$1,100	They Pay
	\$1,600	They Pay
	\$1,000	\$150
	\$1,000	\$150
	\$10,000	None
<b>Total</b>	<b>\$24,075</b>	<b>\$800</b>

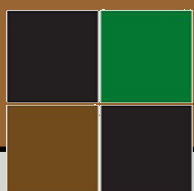


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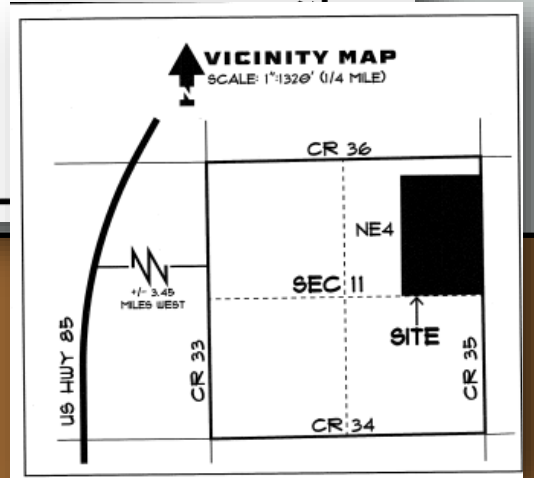
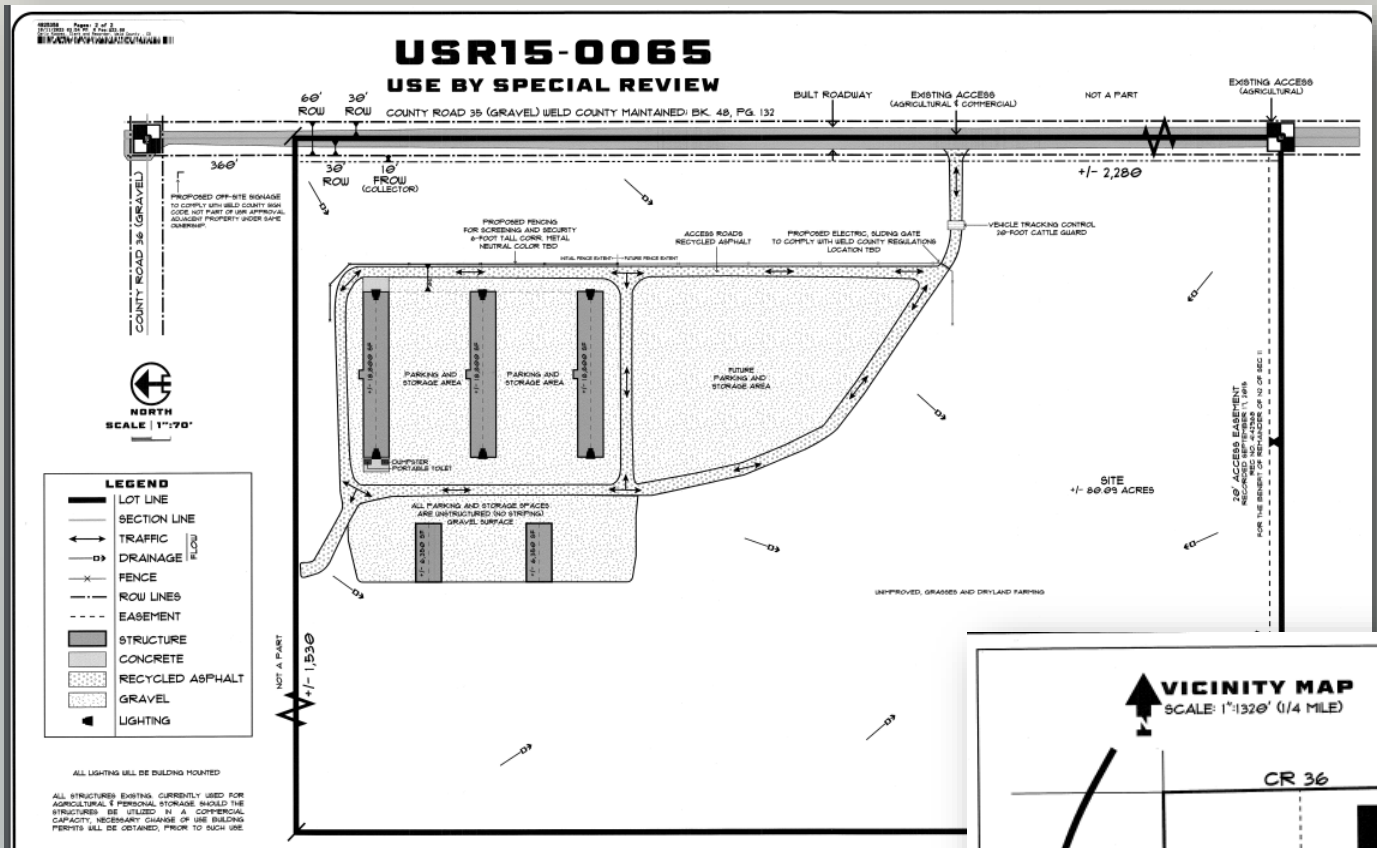
# Improvements

<b>Parcel #</b>				
121111200002				
<b>239.91 acres</b>				
<b>Well Permits</b>	289241	Domestic		50 GPM
	289242	Domestic		15 GPM
	289243	Domestic		50 GPM
	93088	Domestic		15 GPM
<b>Structures</b>	<b>Type</b>	<b>Squarefeet</b>		<b>Year Built</b>
	Residence	2,004 sf		1965
	Residence	731 sf		1920
	Residence	1,274 sf		1967
	Residence	1,560 sf		1978
	Modular			
<b>Parcel #</b>				
121111100001				
<b>80.09 acres</b>				
<b>Structures</b>	Poultry Bldg	18,400	368 x 50	1977
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	Outbuilding	6,000	120 x 50	1977
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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, and Federal level in Colorado, Nevada and Idaho.

**Real Estate:** Our in-house brokers 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.