



AGPROfessionals

DEVELOPERS OF AGRICULTURE

551.7 acres +/-

54068 CR 55, Ault, CO



DESCRIPTION: Excellent cattle operation on 551 acres +/- . Nice two bedroom/one bath ranch with a large shop, chicken coop and other outbuildings. Property has corrals and fencing for horses or cattle.

WATER: Domestic Well # 41827

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$1584.42/2021

LEGAL: The South ½ of Section 34, Township 10 North, Range 64 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 029734000007 containing 316 acres, the Northwest ¼ of Section 34, Township 10 North, Range 64 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 029734000006 containing 156 acres more or less and the East ½ of the Northeast ¼ of Section 4, Township 9 North, Range 64 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 045904100004 containing 79.7 acres more or less



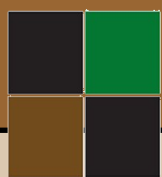
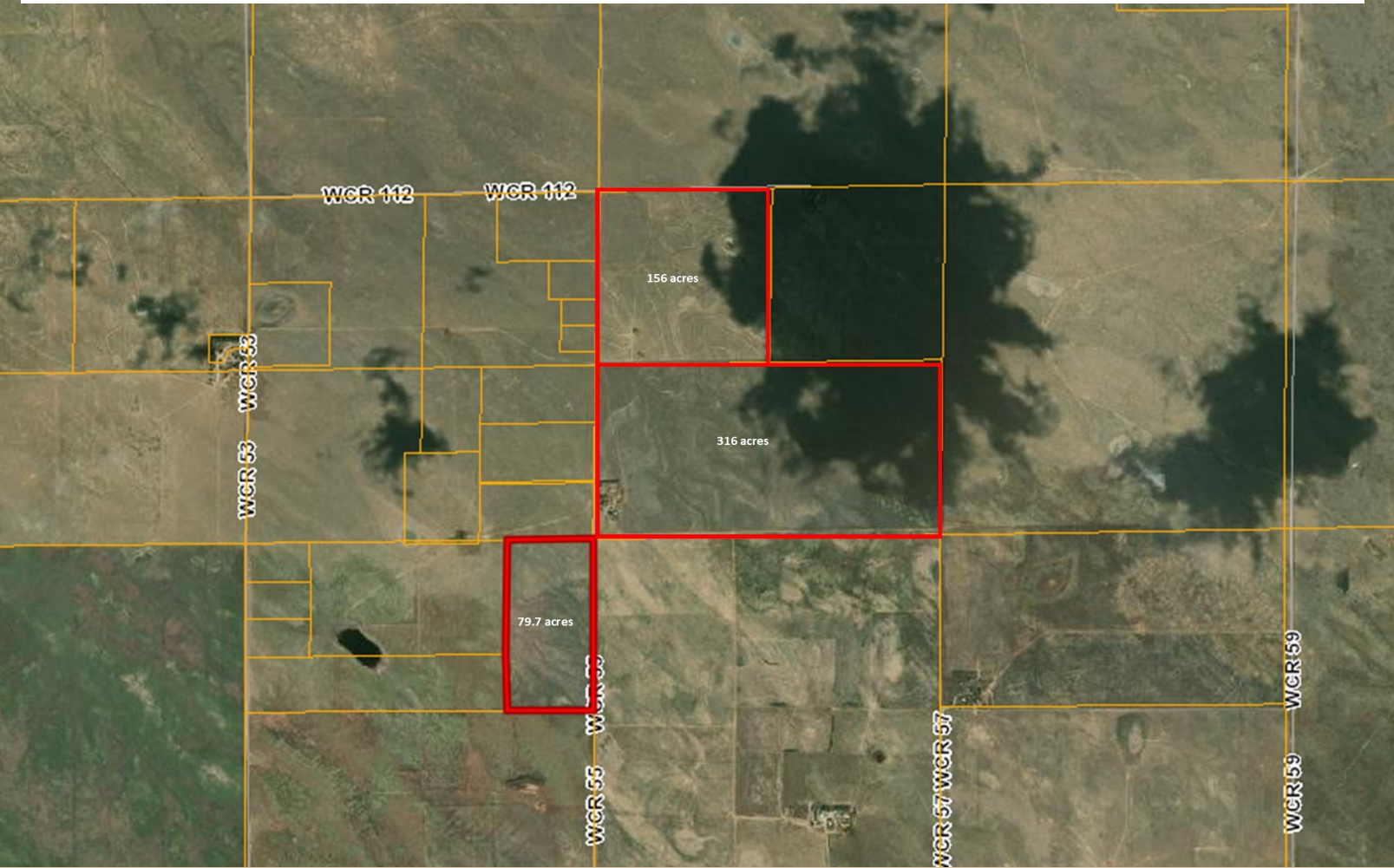
**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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

From Hwy 85 and Hwy 14 in Ault, east to CR 55 then north. Parcels are located north of CR 108 and south of CR 112.



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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.