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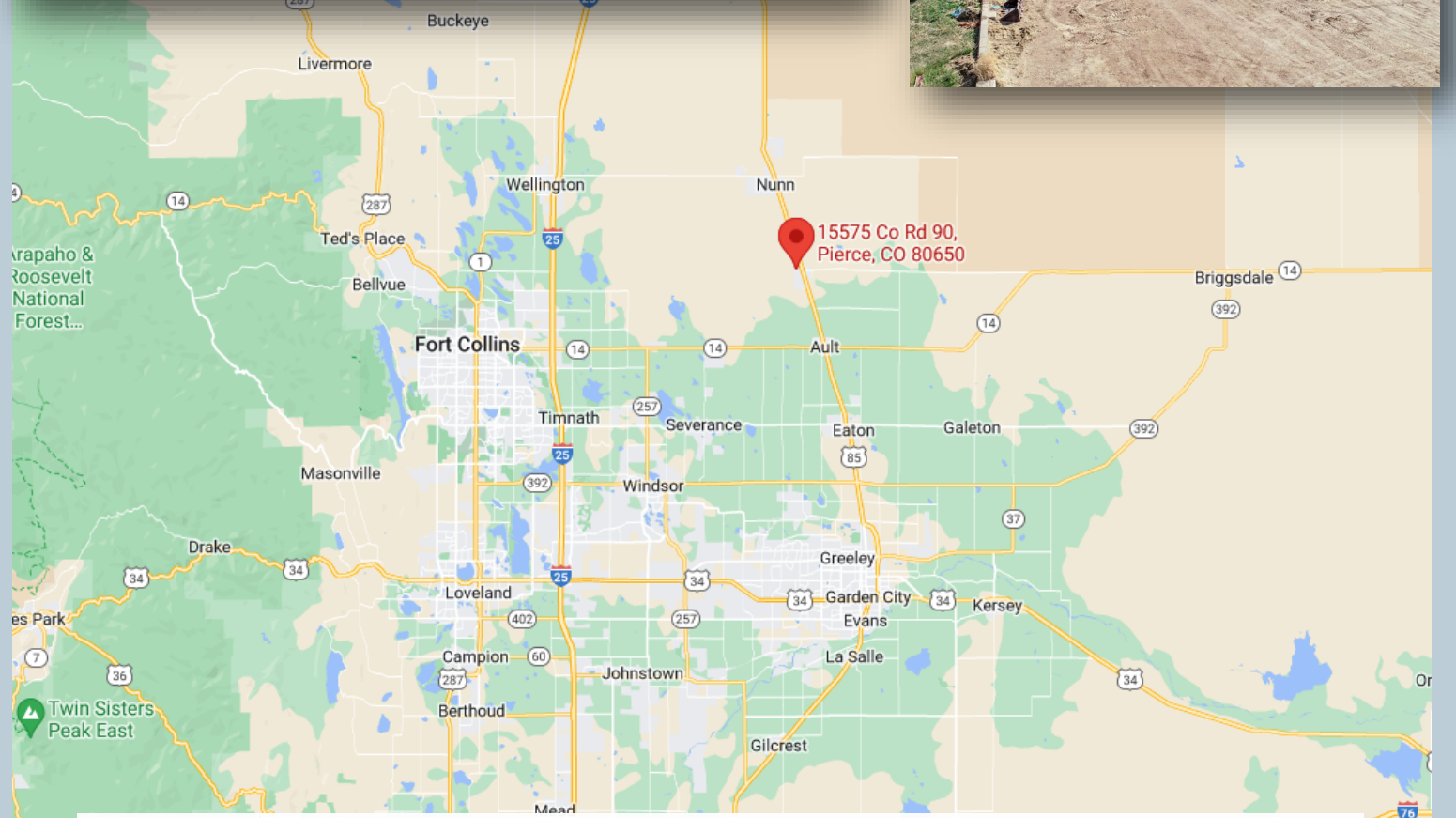
15575 County Road 90 Pierce, CO **\$3,700,000**

- 114 acres +/-
- Fenced/Cross-fenced
- 54' x 56' Metal Shop
- 4,200+ sf Residence
- 78 AF Irrigation Water
- 150' x 350' Outdoor arena
- 6-tower pivot
- 100' x 320' Hay Shed
- 10 Loafing Sheds
- Octagon tack shed with lazy Suzan saddle rack

**RYAN
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Located on the Northwest corner of Hwy 85 and County Road 90



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Comments: *114 acres with 78 AF of Irrigation Water*

Great set up for horses, cattle, or development potential next to the City of Pierce. This property has pipe and cross fencing, 78 AF of water for irrigation/livestock and a 6-tower Valley pivot. The house is ranch-style modular with over 2,200 sq feet of living space on the main floor, including 3 bedrooms, 2 ½ baths, an open floorplan with tile kitchen and large tiled mudroom. Property also features a 15x30 concrete deck/patio. The basement boasts an additional 2,200 sq ft, 90% finished, which could be used as separate living space with 2 bedrooms, large, fully tiled bath with steam shower, full kitchen, family room with pool table, 2 large storage rooms and laundry room. Exterior has a 150x350 lighted pipe and cable roping arena, hay shed that is 100x80 with footers poured to make 100x320 if completed, large metal octagon tack shed with Lazy Susan saddle rack in middle, 7 large paddocks that are fenced and cross fenced and 10 loafing sheds. The 54x56 metal shop has a 16x21 large middle door with (2) 10x10 doors on either side and additional (2) 8x9 doors on the south side with walk through door. No dirt roads, located on paved CO RD 90 just off HWY 85.

Legal: Lot B of Recorded Exemption No. 0553-22-4 RE-4796 being situated in the Southeast Quarter (SE¼) of Section 22, Township 8 North, Range 66 West of the 6th Principal Meridian

Taxes: \$2,460/2021

Water: NWCWD Tap and 78 AF for irrigation

All oil, gas and mineral rights are excluded















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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.

