



# AGPROfessionals

DEVELOPERS OF AGRICULTURE



Pierce, CO

164.76 acres +/-

\$890,000



## 44585 County Road 37

**DESCRIPTION:** Former poultry farm with a residence and several large poultry sheds. Property includes a 36k gallon water storage tank, outbuildings and grain bins. Water is provided by a 20 GPM well. The well permit is for 35 acre-feet for livestock and domestic use. Property is in CRP through 9/30/23 with an annual payment of \$5,556. For more information on the CRP program visit the USDA Farm Service Agency website. This is an excellent site for a small feedlot or calf ranch.

**LOCATION:** From Hwy 85 and County Road 90 in Pierce, east 2.5 miles to CR 37.

**WATER:** Well Permit # 018021-F (20 gpm)

**MINERALS:** Seller shall retain all mineral rights

**ZONED:** Ag

**TAXES:** \$3,522/2020

**LEGAL:** All that part of the Northeast  $\frac{1}{4}$  of Section 24 lying East of the Pierce Lateral, and all that part of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 24 lying North and East of the centerline of the Good Lateral and North of the centerline of County Road 90, Township 8 North, Range 66 West of the 6th P.M



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