



AGPROfessionals

DEVELOPERS OF AGRICULTURE



20112 County Road 76

Eaton, CO

\$799,000

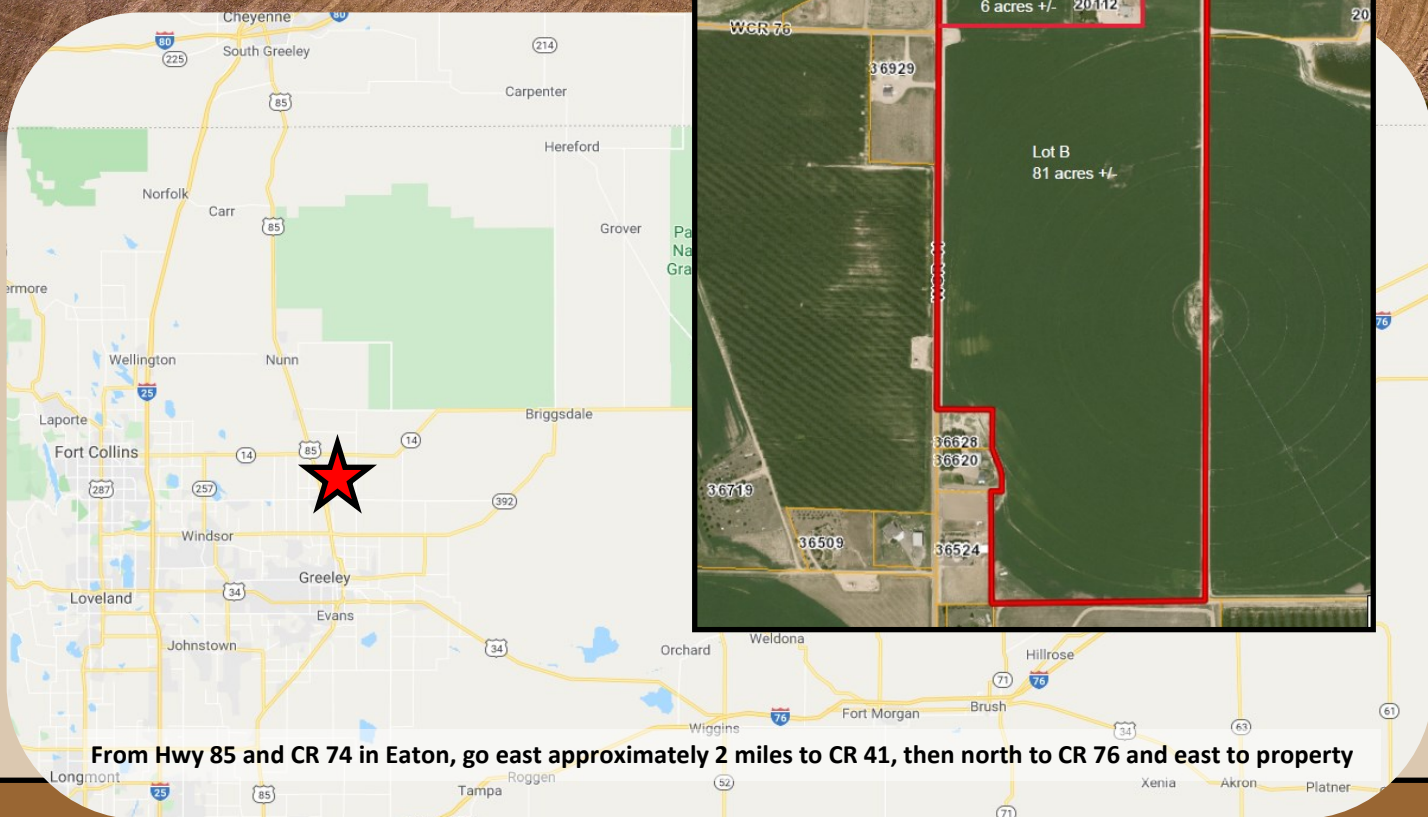
Sprawling Ranch

- 6 acres +/-
- 2,204 sqft Modular, built in 2009
- 4 bedroom/ 3 bath ranch
- 1,871 sqft, 3 car garage
- 1,600 sqft Outbuilding

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

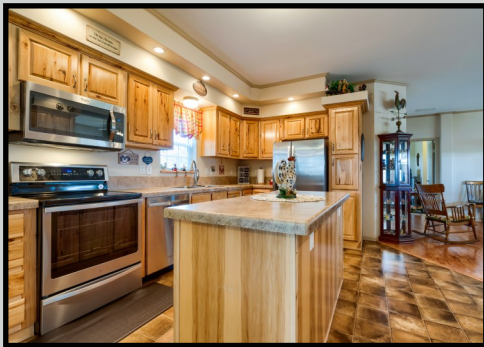
720.684.4111 Ryan@Agpros.com



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Peaceful country living...at it's best!



Beautiful sprawling ranch situated on 6 acres east of Eaton. This home boasts 4 bedrooms, 3 baths and a large 3-car attached garage. There is gorgeous hardwood though-out this open, flowing home with everything conveniently located on the main floor. Attractive kitchen with lots of cabinet space, a center island and stainless steel appliances. Exterior features a large 1,600 sf shop with electric, heat and cement flooring.

Legal: 6 acres lying in the West 1/2 of Section 33, Township 7 North, Range 65 West. New legal TBD.

Taxes: TBD/2019 (recent Recorded Exemption)

Water: North Weld Water Tap



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.