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**28859 County Road 53
Kersey, CO**

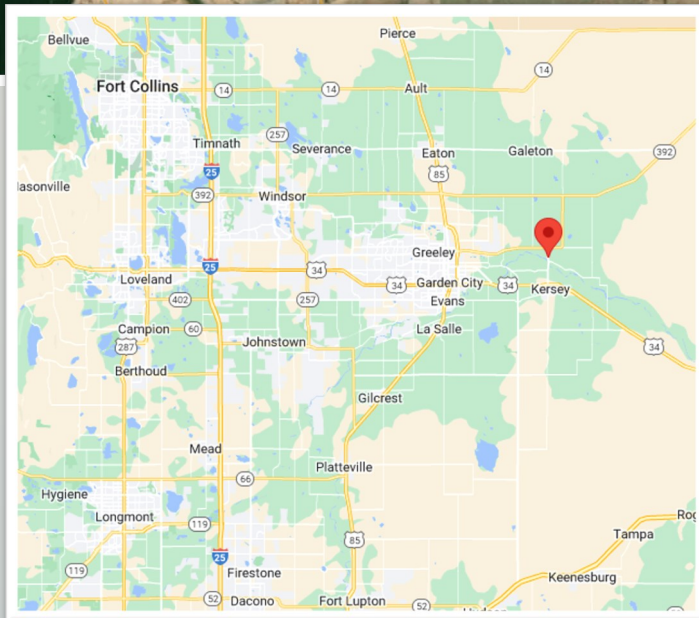
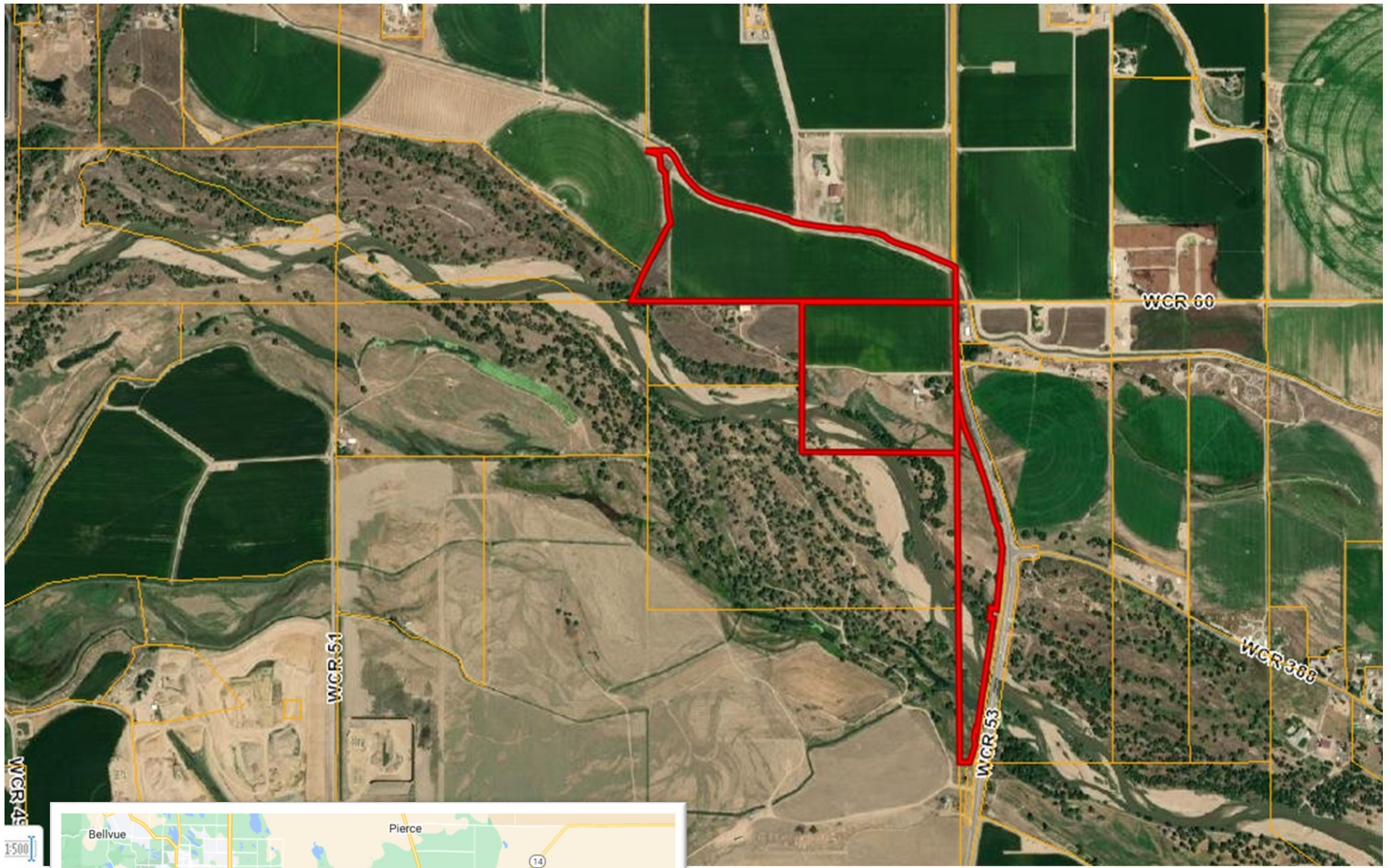
\$2,650,000

South Platte River frontage with excellent Ogilvy water rights. Recently remodeled home with a garage and shop. The property is situated just north of Kersey, on paved CR 53. Rarely do farms with Ogilvy water hit the market. Excellent hunting abounds on the property offering duck, goose, turkey and deer. There is also potential for aggregate development on this farm.

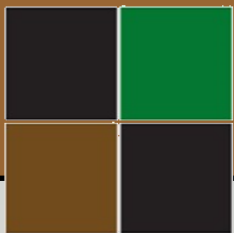
**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com



From Hwy 34 east of Greeley, go 6 miles to County Road 53 then north to CR 60.



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Legal: W2, NW4, SW49-5-64, SE4 SE4 5-5-64, and SW4, SE4 and S2 5-5-64

Taxes: \$1,319.54/2021

Water: 5 shares of the Capital Stock of the Ogilvy Irrigating and Land Company

Well: Permit # 151196



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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.

