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County Road 19 & 24
\$6,900,000
574.83 ACRES



Comments: 574 +/- acres situated just east of Firestone, CO. The property is served by Central Weld Water and also has a well permitted for 18 acre feet annually. There are a total of three 1" water taps. These taps can be converted to residential usage allowing up to 15 budget taps for homes. This information was obtained from Central in September 2022. As a former turkey production facility, the current owner has converted part of the barns to raise calves indoors. Being one of the largest contiguous tracts in the area the property has many potential uses.

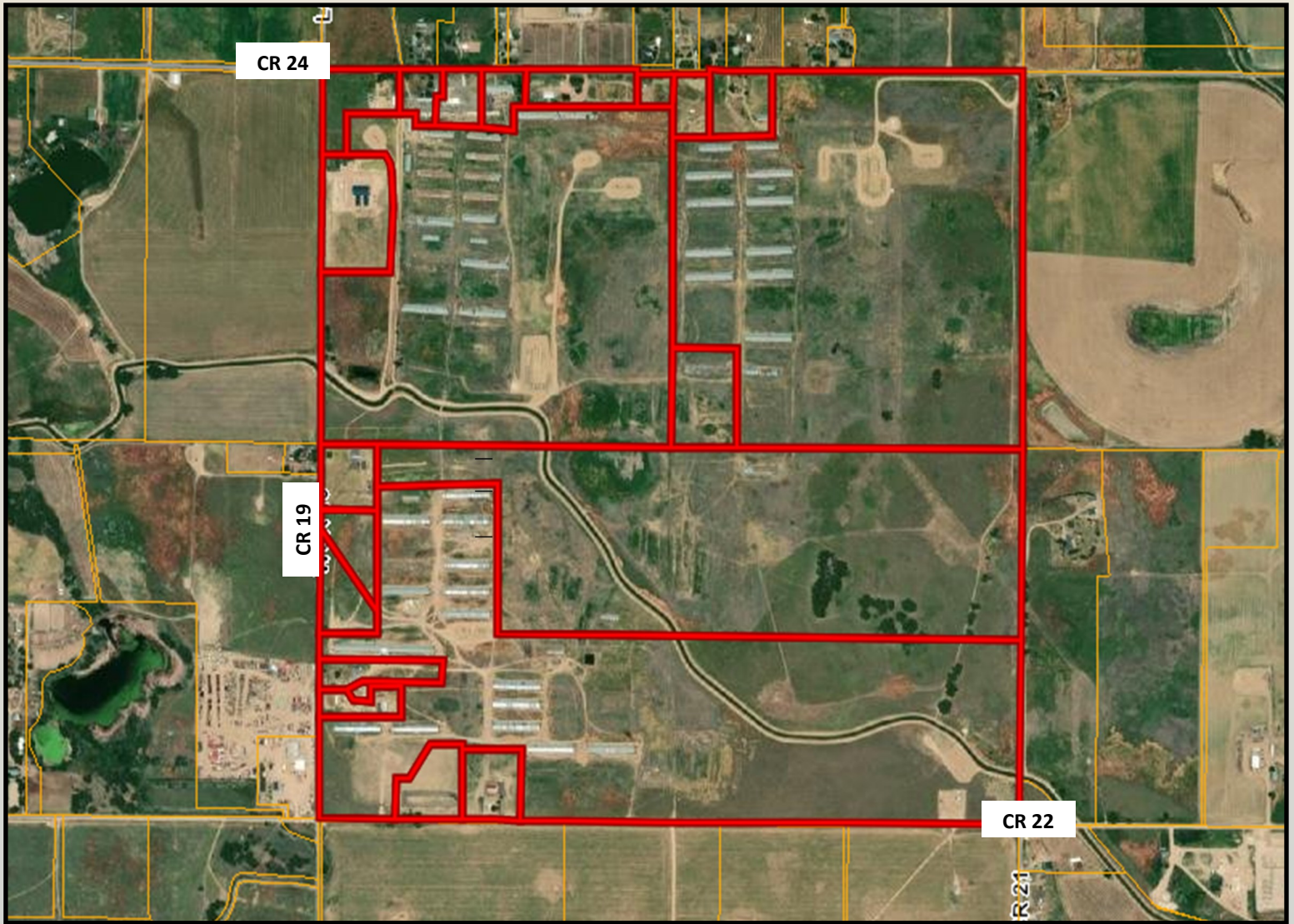
Taxes: \$18,355.46/2022

Water: 3 CWCWD Taps

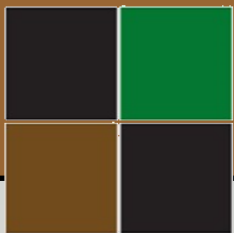
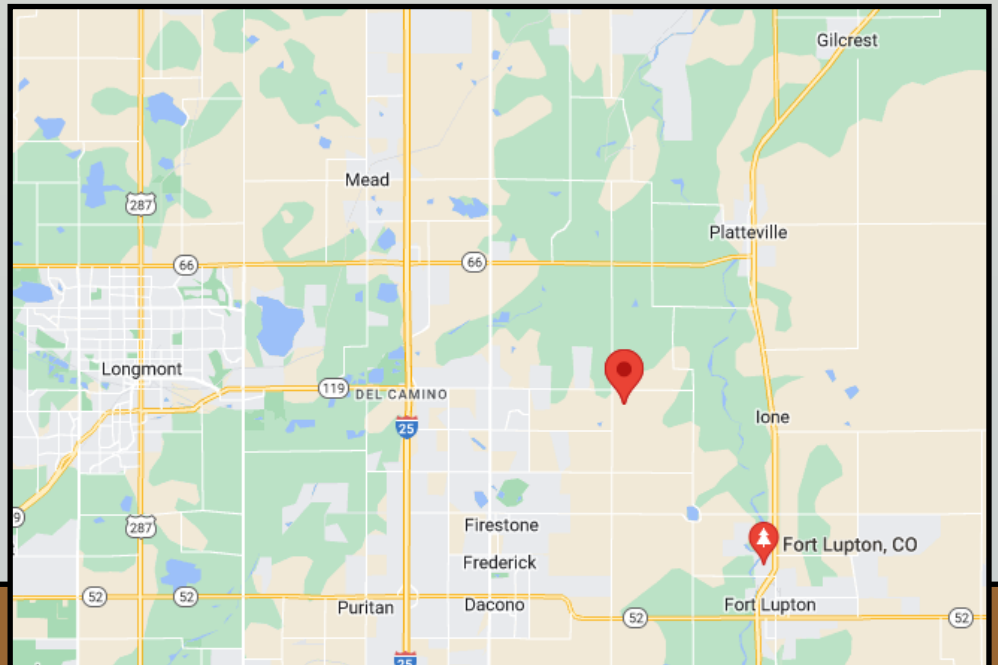
Well: Permit # 10990

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO



From Hwy 66 , south on County Road 19. Property lies between CR 24 and CR 22 on the east side.



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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.