



# AGPROfessionals

DEVELOPERS OF AGRICULTURE

**18556 County Road 46**  
**La Salle, CO**



**\$750,000**



Wonderful established solid home with 2 car detached garage on 37 +/- acres with a nice shed. Home needs some updating but is structurally sound. Seller will provide a flooring allowance of \$12,000.00. Property has great views, a great location and a pond with water runoff. Bring your horses or livestock to fill the open space and take advantage of the 12+ acres that currently produce grass hay. The home, built in 1971, has a great floor plan and two sump pumps installed in the basement, which can be finished to your liking. Upgrades include a newer furnace, AC, and water heater. All windows were updated 8 years ago along with the roof (50-year shingles). The shed was built in 1996 and contains hook ups for a stove and refrigerator with 220 electric. Non-registered well for the watering of lawn or livestock. Easy commute to County Road 49 or Highway 85. Property has potential to earn monthly income with a solar farm. With so many options- you would certainly want to make this your home.

**NANCY LOHR**

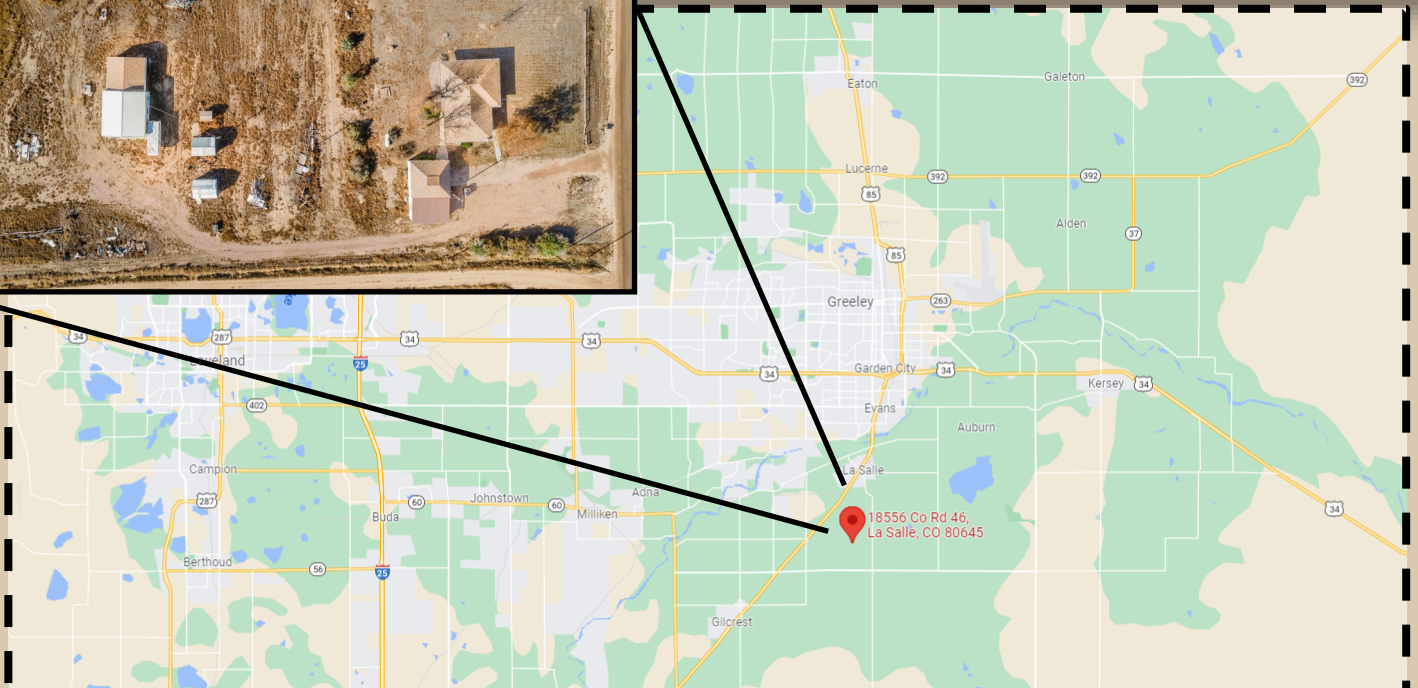
BROKER ASSOCIATE

970-381-6672

**AGPROS.COM**

3050 67th Avenue, Greeley, CO

NLohr@Agpros.com



*From Highway 85, east on CR 44, south on CR 39 one mile to CR 46, and half a mile west to property .*



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**Legal:** Parcel of land in the E1/2 W1/2 of Section 18, Township 4 North, Range 65 West of 6th P.M.

**Taxes:** \$1063/2020

**Water:** Central Weld Water Tap

**Electric:** Xcel Energy

**Gas:** Propane



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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.

