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DEVELOPERS OF AGRICULTURE



17171 County Road 22

135 ACRES +/- Fort Lupton, CO

\$1,100,000

*Perfect for a Heifer yard
or Dairy Facility*

Double 12 para-bone parlor, upgraded
in 2016

Large commodity shed with 6 bays

Corrals & headlocks

Lean-to with calving area

Office with vet room

6k milk storage tank

Great location on paved roadway

Less than 30 minutes from Denver



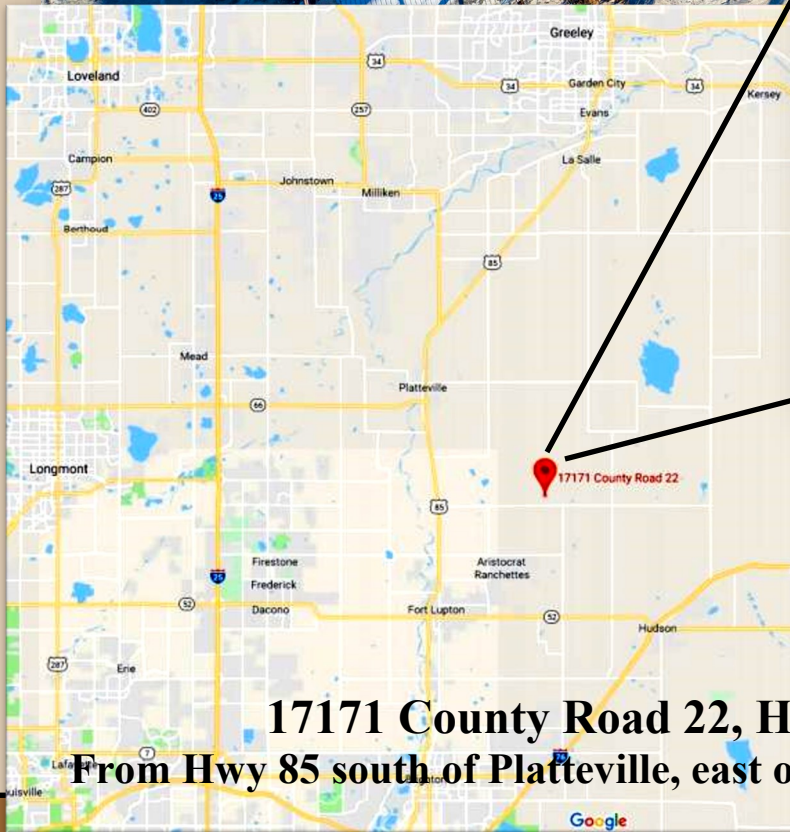
**RYAN
HOSTETLER**

ACCREDITED LAND CONSULTANT

AGPROS.COM

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17171 County Road 22, Hudson
From Hwy 85 south of Platteville, east on CR 22 about 5 miles



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Comments: 135 acre site - perfect site for a heifer yard / dairy. Property features a double 12 para-bone parlor, large commodity shed with 6 bays, corrals and headlocks, lean-to with calving area, office with vet room, 6k gallon milk storage all located on paved roadway and less than 30 minutes from Denver. Commercial well #'s 74583-F and 74584-F provide 32 AF. Excellent potential for a calf ranch. Older mobile home on the property, not livable.

Legal: Lot B of RE-712 being part of the SW 1/4, 12-2-66

Taxes: \$1,576 / 2020

Water: Well 74538-F

All oil, gas and mineral rights are excluded