



# AGPROfessionals

DEVELOPERS OF AGRICULTURE



**20651 County Road 96**

Pierce, CO

**\$795,000**

- 36 acres +/-
- 2,480 sqft Manufactured home, built in 2002
- 4 bedroom/ 2 bath ranch
- 3,360 sqft Outbuilding
- Hot tub/swim spa
- Old-west style Outbuildings
- Meticulous and updated country home

**RYAN  
HOSTETLER**  
ACCREDITED LAND CONSULTANT

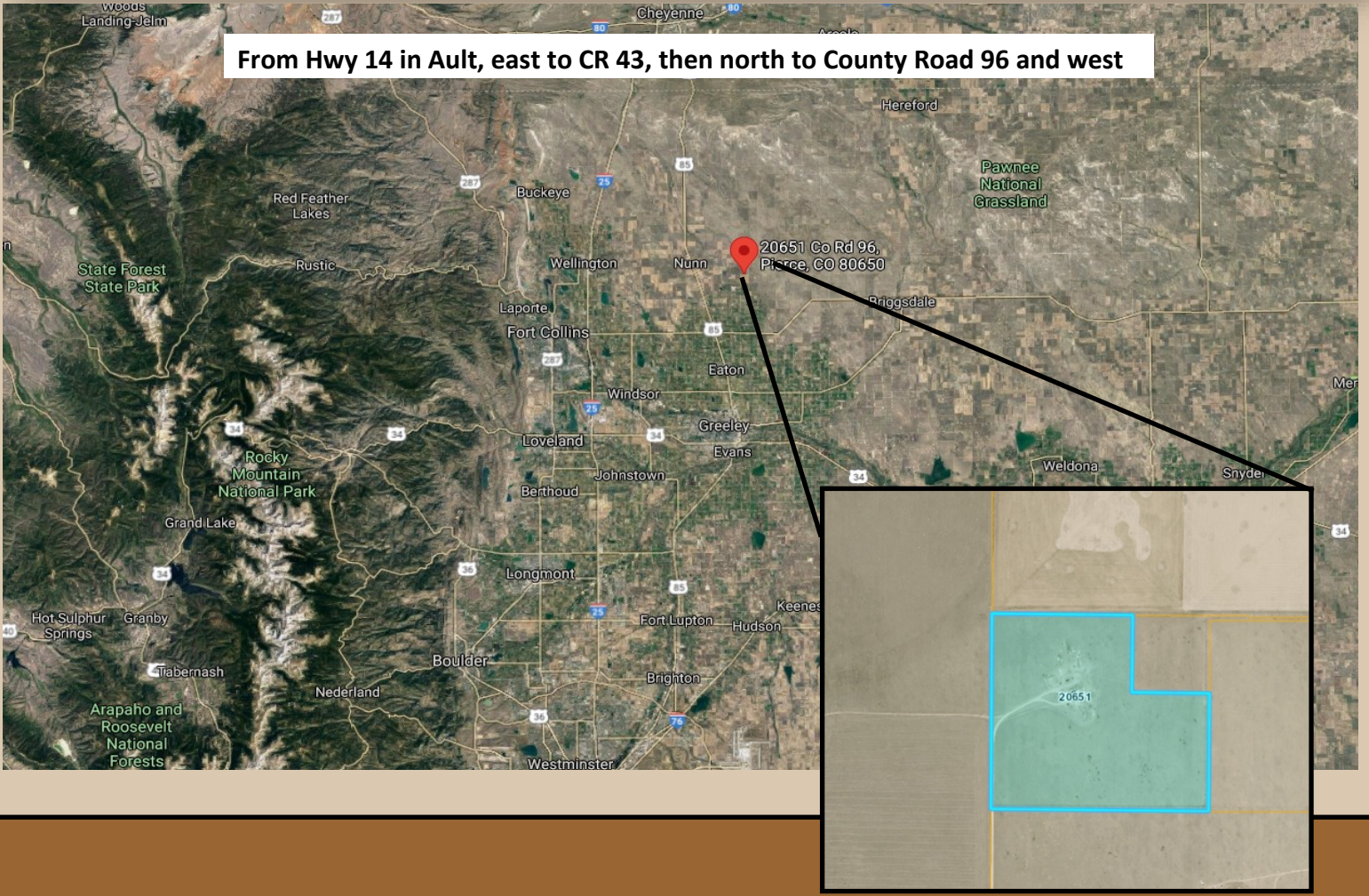
**AGPROS.COM**  
3050 67th Avenue, Greeley, CO

303.883.7080 [Ryan@Agpros.com](mailto:Ryan@Agpros.com)

*Incredible Front Range views!*



From Hwy 14 in Ault, east to CR 43, then north to County Road 96 and west



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*Country living at its best!*



2002 Manufactured home on 36 acres +/- . The home has been meticulously maintained and updated. Open floor plan with 4 bedrooms and 2 baths. Attractive kitchen with beautiful cabinetry, granite counter tops, tile backsplash and stainless steel appliances. Exterior features 3,360 sf outbuilding and two additional smaller buildings for outdoor entertainment, storage or animal hutches and an ice skating rink. Unobstructed views of the Front Range. The swim spa is included in the sale.

**Legal:** Lot B of RECX17-0087 being part of the North 1/2 of the Southeast 1/4, Section 4, Township 8 North, Range 65 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 055104400023 containing 36.34 acres more or less.

**Taxes:** \$1,151/2020

**Water:** Domestic Well # 235878

**Mineral rights excluded**







Our Lord  
Is He...  
BREAD OF LIFE  
SON OF GOD  
ALPHA AND OMEGA  
LUCKY ONE  
LAMB OF GOD  
REDEEMER  
PRINCE OF PEACE  
KING OF KINGS





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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.