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DEVELOPERS OF AGRICULTURE

44585 County Road 37, Pierce, CO

\$500,000



DESCRIPTION: Farmhouse and improvements situated on 9.87 acres +/- just off paved CR 90, east of Pierce. This 4 bedroom, 2 bath home with a large shop, grain bin, utility building, and several retired poultry/chicken barns included in the sale. The views from the property are amazing and the county road used to access it are very lightly traveled. Please consider Scott Bailey at Farmers Bank (970-834-2121) or Austin Griffith at Rural 1st (720-241-2302) for financing, both are familiar with the property. Owner is a licensed real estate agent in the State of Colorado.

WATER: Well Permit # 336615 (15 GPM) (The well is being re-permitted for sole use with the property and not a shared agreement as it currently is)

MINERALS: Seller shall retain all mineral rights

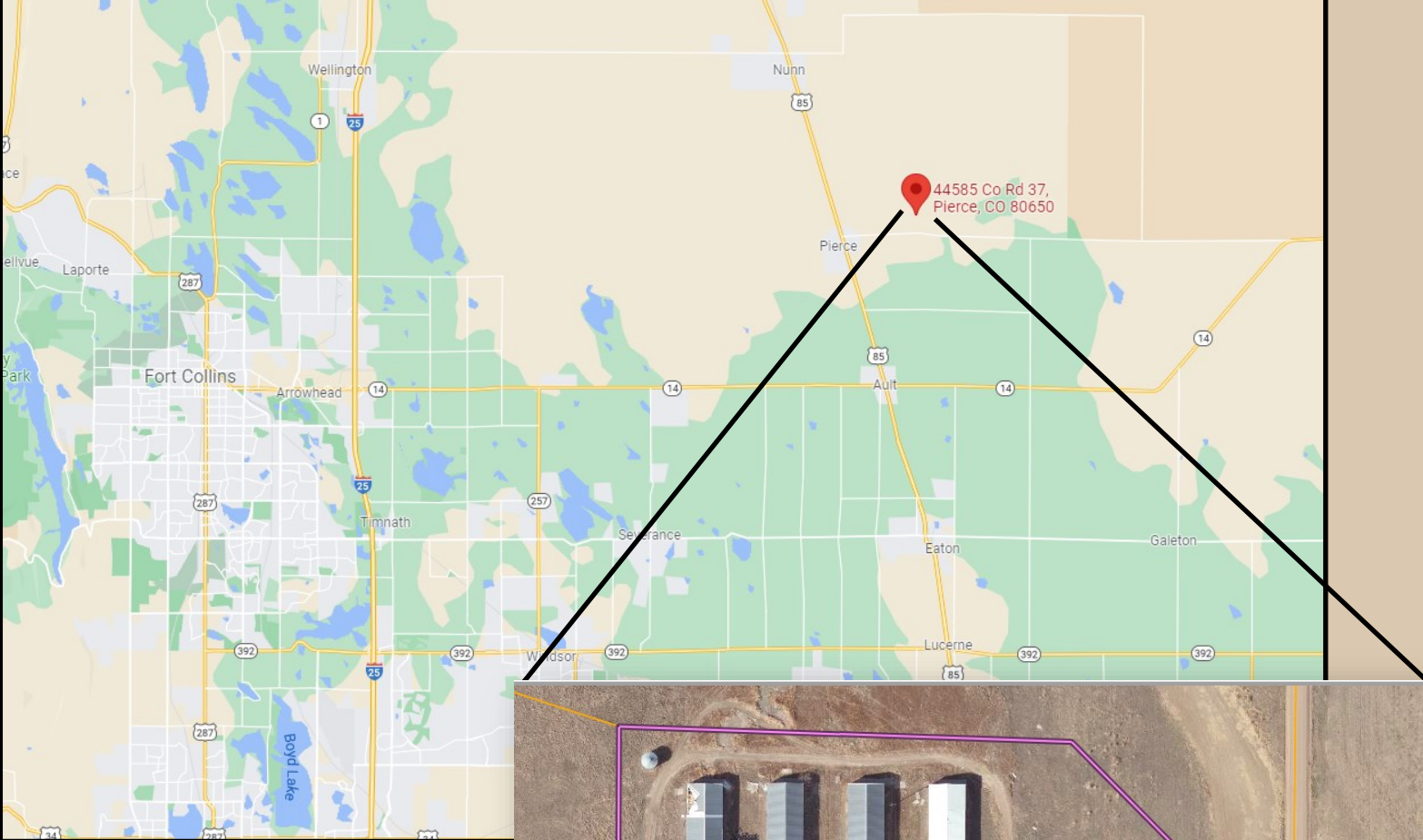
ZONED: Ag

LEGAL: 9.87 acres located in the Northeast $\frac{1}{4}$ of Section 24, Township 8 North, Range 66 West of the 6th P.M

KARI BAUGHMAN
Associate Broker

AGPROS.COM
3050 67th Avenue, Greeley, CO

970.381.2008 KBaughman@Agpros.com



**From Hwy 85 and County Road 90 in Pierce,
east 2.5 miles to CR 37.**









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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, and Federal level in Colorado, Nevada and Idaho.

Real Estate: Our in-house brokers 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.