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DEVELOPERS OF AGRICULTURE

ADVOCATING FOR CLIENTS SINCE 1997



160 acres, County Road 63, Gill, CO

Excellent opportunity to own 160± acres in the productive agricultural region surrounding Gill, Colorado. This established agricultural property offers valuable irrigation infrastructure and the flexibility to continue farming operations, expand an existing operation, or secure a long-term investment in Northern Colorado farmland.

The property is offered with **3 shares of New Cache La Poudre Irrigating Company water** and features a **7-tower Zimmatic center pivot**, complete with an updated control box and **FieldNET capability**. According to the Seller, the pivot pipe, sprinkler drops, and nozzles are in excellent condition. An irrigation pump supplies and pressurizes the pivot, with an **underground pipeline** delivering water to the system and a dedicated **New Cache La Poudre Irrigating Company headgate** serving the property.

Additional water-management improvements include a **dewatering sump pump and piping**, engineered plans designed to address two small low-lying areas within the field, and **four monitoring wells** installed for manual groundwater monitoring.

Conveniently located in Weld County with county road access, this property combines **160± contiguous acres, valuable water shares, established irrigation infrastructure, and thoughtful water-management improvements**, creating an attractive opportunity for agricultural producers, investors, or those looking to expand their Northern Colorado land holdings.

\$1,120,000

CHAD TEVELDE

Associate Broker

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Property Highlights:

- *160± Acres*
- *3 Shares New Cache La Poudre Irrigating Company*
- *7-Tower Zimmatic Center Pivot*
- *Updated Control Box with FieldNET Capability*
- *Irrigation Pump & Underground Pipeline*
- *New Cache Headgate*
- *Dewatering Sump Pump & Piping*
- *Engineered Dewatering Plans*
- *4 Groundwater Monitoring Wells*
- *Weed Treatment Last Applied July 2024*
- *Motivated Seller – bring offers!*

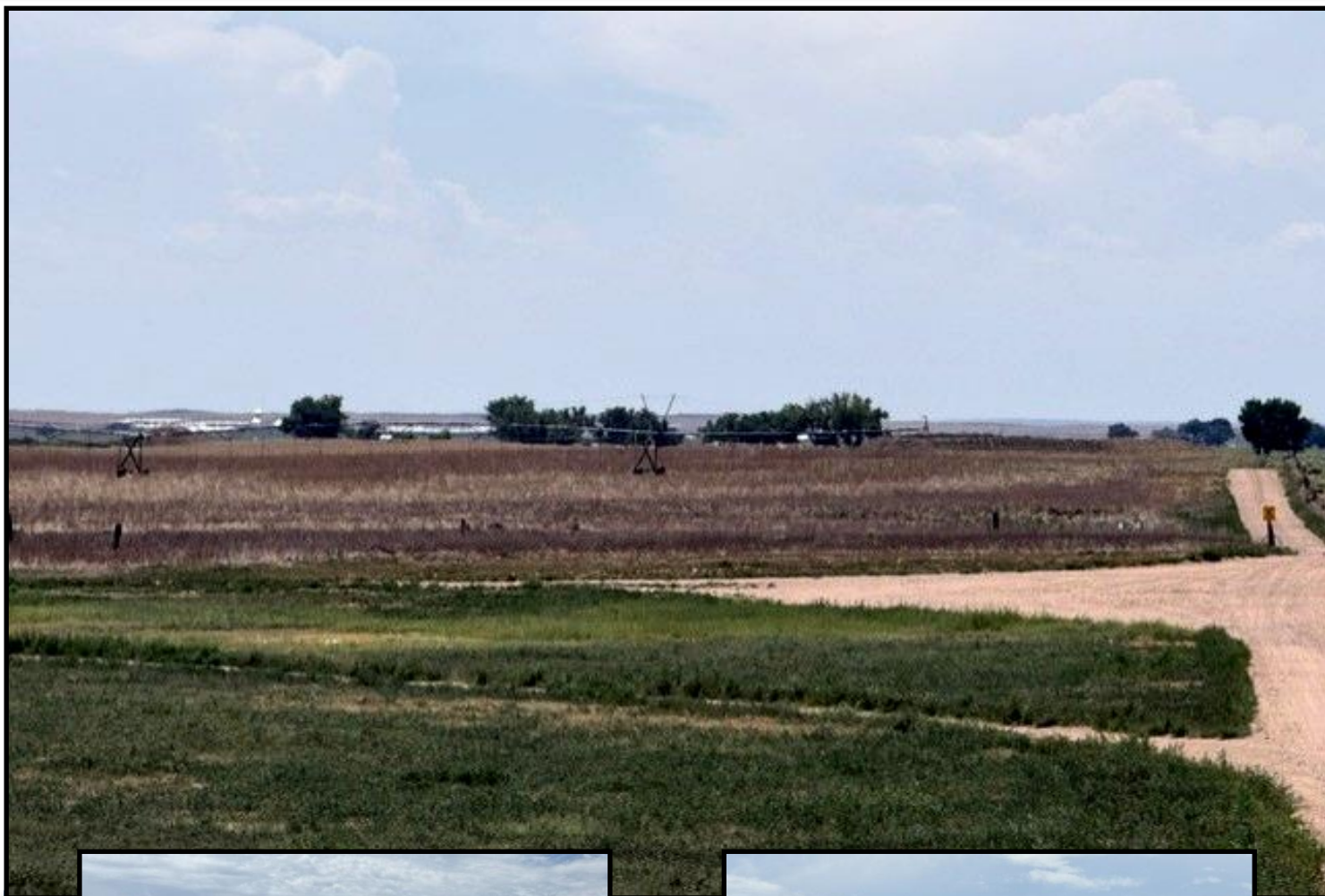


Taxes: \$706/2025

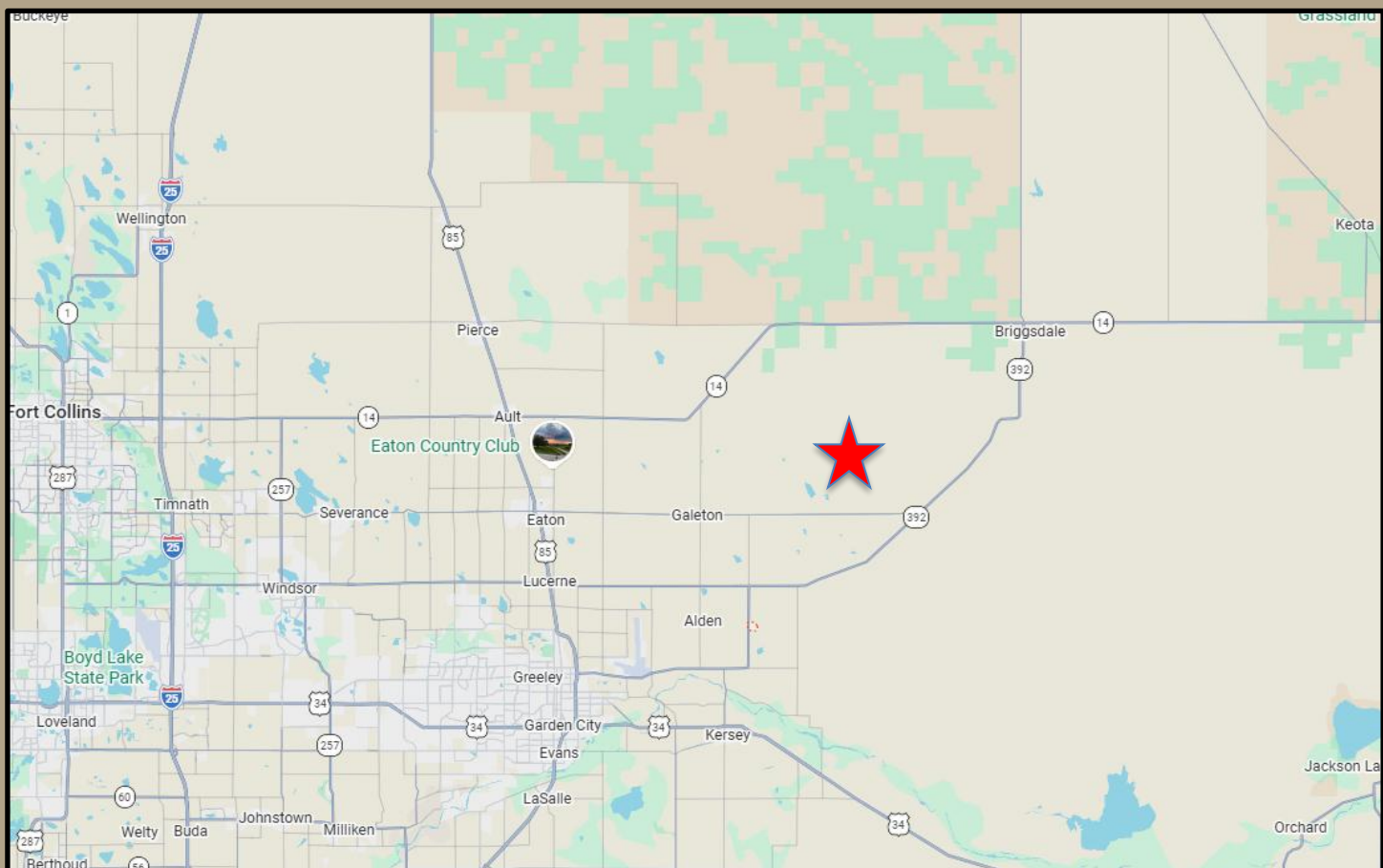
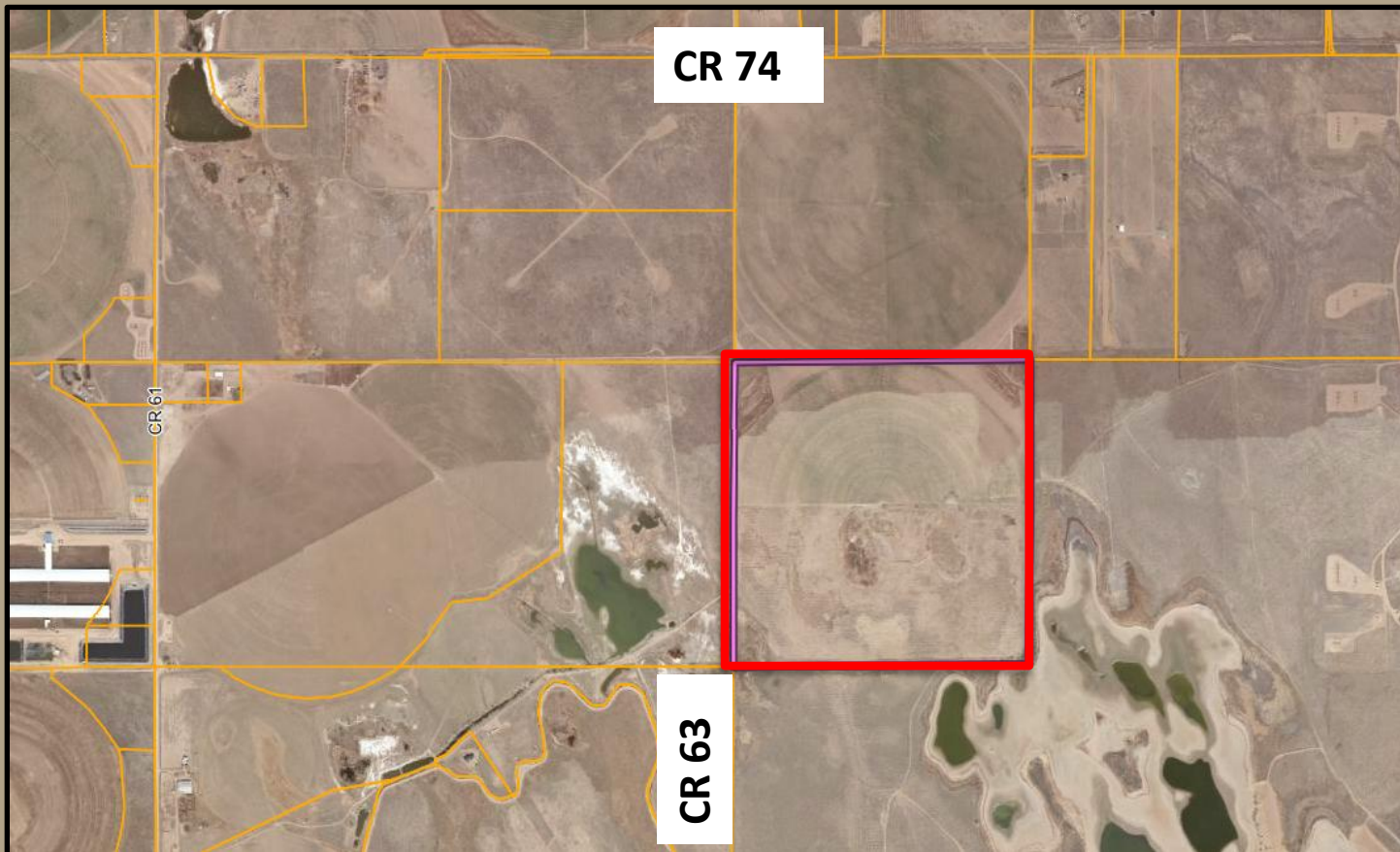
Legal Descriptions: A parcel of land located in the Southwest ¼ of Section 5, Township 6 North, Range 63 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 079905300010 containing 160 acres more or less

All oil, gas, and mineral rights are excluded

The information contained in this brochure is from reliable sources and is believed to be correct but is NOT guaranteed.



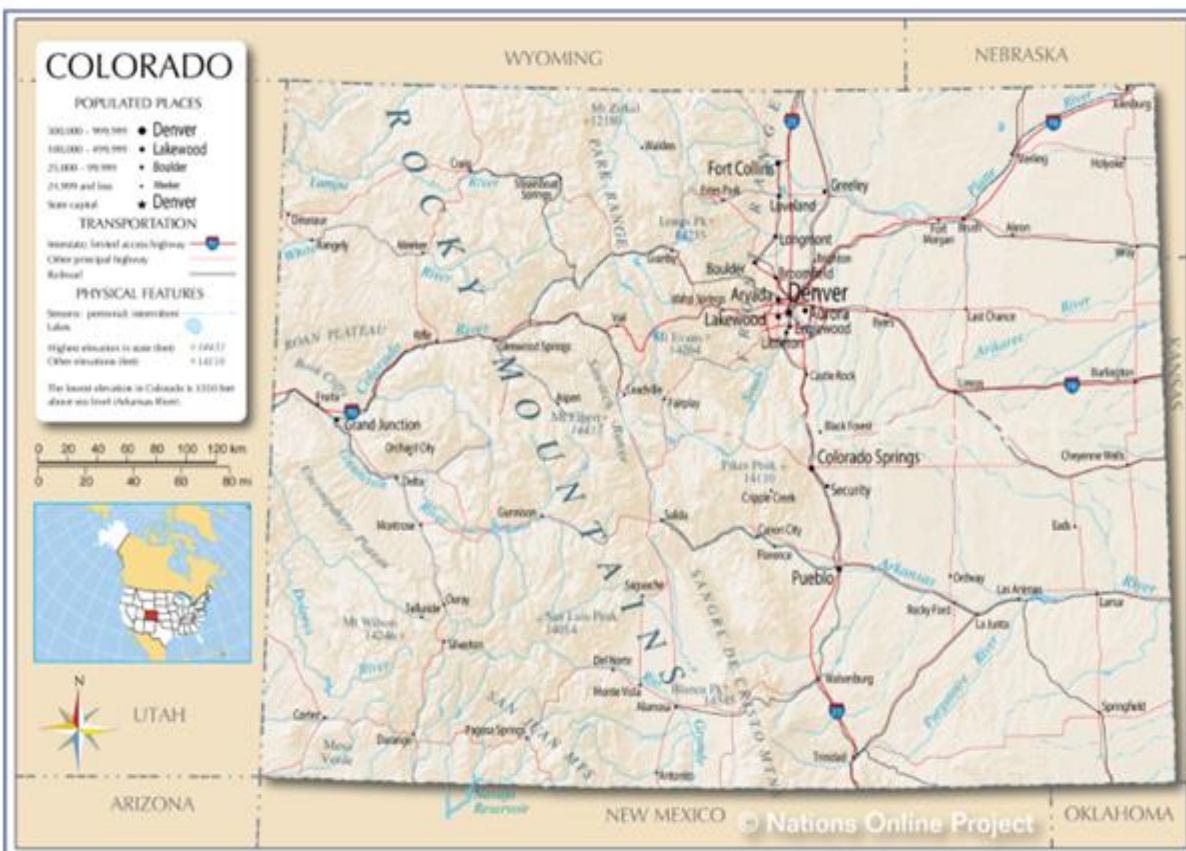
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Pierce is part of Weld County, and is located north of Denver and east of Fort Collins - close enough to enjoy big-city amenities, but far enough away to experience quaint small-town living. We are the region's economic hub, offering a rich agricultural heritage, top-notch healthcare facilities, room to grow and easy access to Denver International Airport and many large throughfares.



Northern Colorado gets the benefit of four glorious seasons, with moderate temperatures and low humidity. The region receives about 15 inches of rain and 47 inches of snow per year, with more than 300 days of sunshine annually. Throughout most of the area, moderate snowfalls are normally short-lived and snow doesn't linger, while the mountains and Estes Park receive plenty of snowfall all winter. Summer brings hot days and mild nights with the occasional afternoon thunderstorm. With 300 days of sunshine, snow-capped mountains, idyllic lakes and clear-running rivers, it is hard to deny that this state is a beautiful place to be!



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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.