

**AGPRO**professionals  
DEVELOPERS OF AGRICULTURE

*40-acre Building Site*  
County Road 37, Pierce, CO  
*\$200,000*

Enjoy the beauty and privacy of country living on this peaceful 40-acre property, perfectly suited for a new residential build. Located just minutes from Hwy 85 near Pierce, this property offers convenient access with an easy commute to Greeley, Fort Collins, or Cheyenne.

With no covenants and no HOA, you have the freedom to design and build the home and shop that fit your vision. The expansive acreage provides plenty of space for a custom home, outbuildings, animals, or simply enjoying wide-open views and quiet surroundings. Owner is a licensed real estate broker in the State of Colorado.

**Legal:** A parcel of land lying in the Northeast quarter of Section 24, Township 8 North, Range 66 West

**Taxes:** \$82/2025

**Water:** A new well need to be permitted and drilled

*Seller shall retain all oil, gas , and mineral rights*



**KARI  
BAUGHMAN**  
Associate Broker

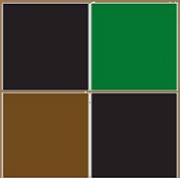
**AGPROS.COM**  
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970.381.2008 kbaughman@Agpros.com

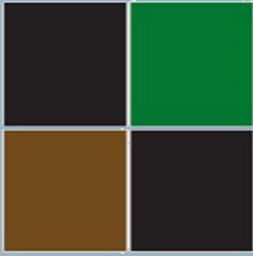
*The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.*

From Hwy 85 north of Pierce, east on CR 90 and north on CR 37 towards CR 92. Parcel is located on the southwest corner of CR 37 and CR 92.





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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.