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10270 County Road 25.5

Ft. Lupton, CO

Situated along Hwy 85 north of Fort Lupton this 18.39 acres +/- is zoned I-3 (Heavy Industrial). There is a turn lane into the property from Northbound Hwy 85. The I-3 zoning allows for outdoor storage including boat and RV storage. The property was used as an auction facility and the site plan review allows for temporary parking/outdoor storage of vehicles, ag equipment, cargo containers, and semi-trailers. Easily accessible from Highway 85 with excellent frontage. There are approximately 7 acres fully fenced with chain link screened fencing. The property is zoned in Weld County, not annexed, making it unique.

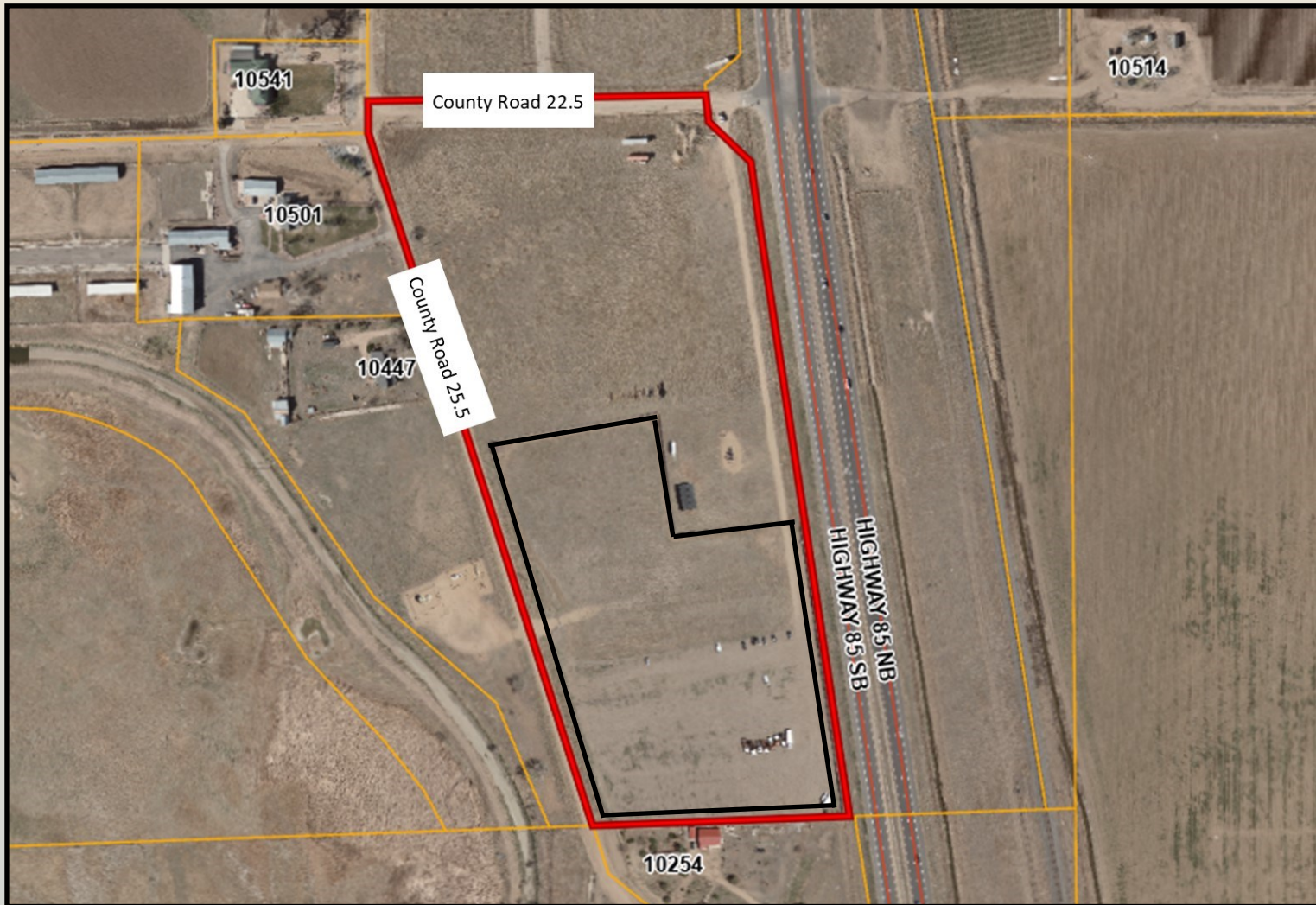
\$3,200,000

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

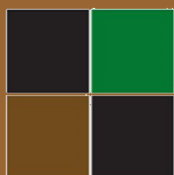
AGPROS.COM
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303.883.7080 *Ryan@Agpros.com*

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



From Hwy 85 south bound, go west on CR 22.5 to CR 25.5



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Taxes: \$2,519.17

Zoning: Industrial (I-3)

Legal Description: Part of the North 1/2 of the Southeast 1/4 of Section 7, Township 2 North, Range 66 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 130907400033 containing 18.39 acres more or less









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OUR 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.