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***8924 County Road 25
Ft. Lupton, CO***

Great set up for horses or livestock. This property is situated on 25 acres with a 1,700+ square foot manufactured home. Exterior features include a 75x40 insulated, enclosed barn with heat, concrete floor, tack room, wired for 220, and a water hydrant inside. There is also an 84 x 24 loafing shed with 12x12 tack room, pipe runs, and auto waterers, a tuff shed for additional storage and pipe and cable pens in front. Outdoor arena with excellent footing. The pasture is sub irrigated and the property has excellent gravel potential for the future.

\$950,000

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
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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, west on CR 18 to CR 25 and then north



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Taxes: \$1,001.00/2023

Zoning: Ag

Legal Description: All that portion of Lot 1 of the North half of the Northwest quarter of Section 19, Township 2 North, Range 66 West of the 6th P.M. County of Weld, State of Colorado, according to the map of Division Number 3 of the Lupton Meadows Land Company lying westerly of the of the center line of the South Platte River, except that portion conveyed in Deed recorded September 22, 1986 in Book 1128 at Reception Number 2070313, Weld County Records. Identified by Weld County Assessor Parcel No. 130919203001 containing 25.17 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.