



AGPROfessionals

DEVELOPERS OF AGRICULTURE



36710 County Road 126
Grover, CO
\$750,000

Charming country home on a peaceful 240 country acres setting. Perfect horse property featuring a 2 bedroom, 1 bath home with an older barn, metal quonset, and several silos. Great set up with sturdy corrals originally built for Bison, plenty of equipment & vehicle storage, and endless space to ride.

Legal: The North 1/2 of the Northeast 1/4 and the Northwest 1/4 of Section 30, Township 11 North, Range 62 West of the 6th P.M. Identified by Weld Count Assessor Parcel No. 021130100010 containing 240 acres more or less.

Taxes: \$729.86 /2024

Water: Well # 24654

Seller will retain 100% of the owned oil, gas, and mineral rights



**RYAN
HOSTETLER**
Accredited Land Consultant

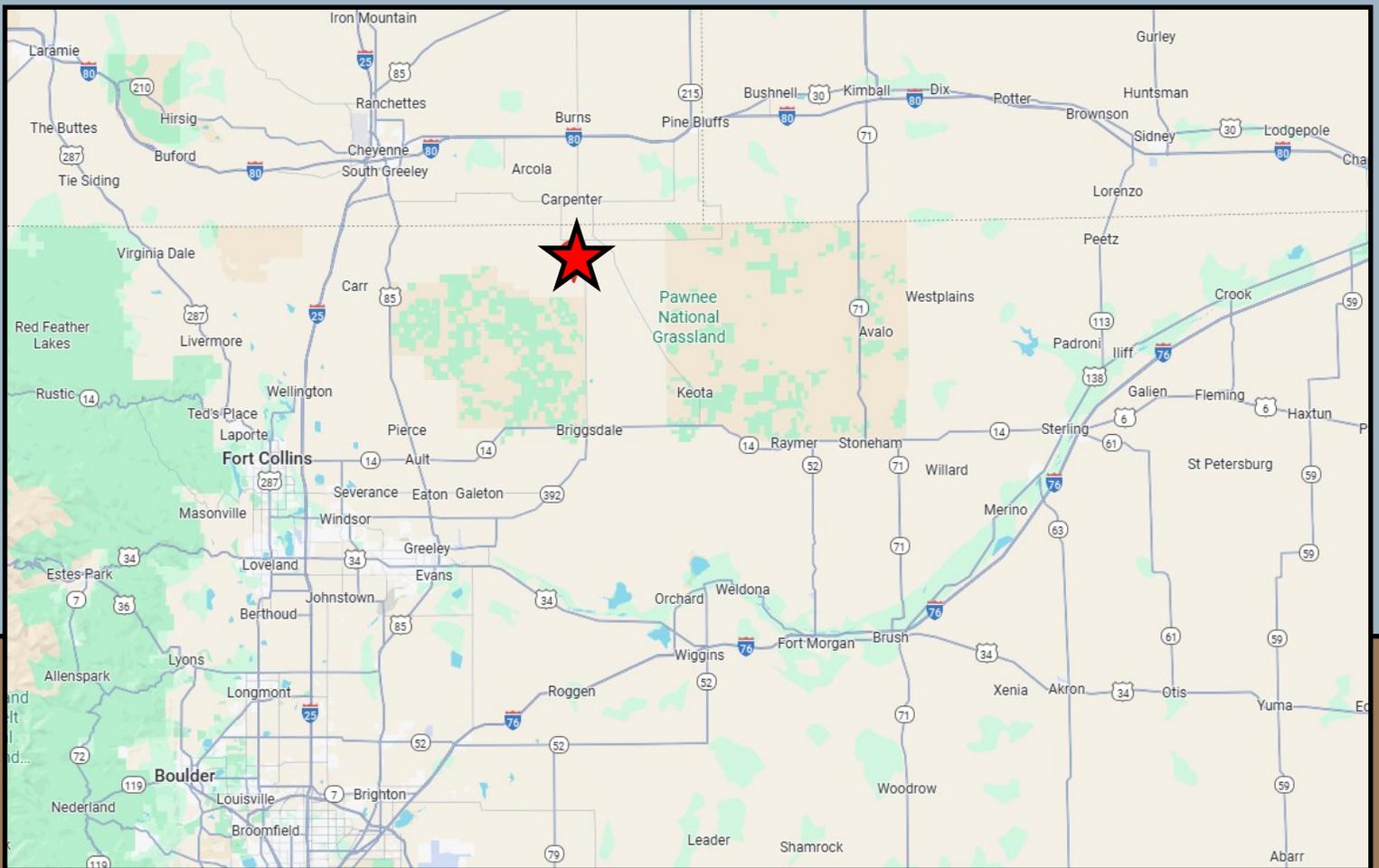
AGPROS.COM
3050 67th Avenue, Greeley, CO

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.



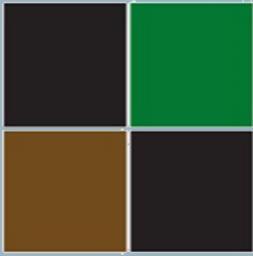
From Hwy 392/Hwy 14, north on CR 77 for 23 miles to CR 126, then west 1 mile to property











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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.