AGPROfessionals
DEVELOPERS OF AGRICULTURE
ADVOCATING FOR CLIENTS SINCE 1997

4.6 +/- acre Dream Homesite in La Salle, CO



Build your dream home in the Platte Valley Kersey School District!

Discover the possibilities on this 4.6-acre homesite, with the space and opportunity to build the home you've always envisioned. Bring your horses and enjoy the rural lifestyle.

Xcel Energy provides convenient access to electricity along the western property boundary. A private well and septic system will be required, with applicable permits to be obtained by the buyer.

Buyer and buyer's agent are responsible for independently verifying current floodplain designation and any applicable building requirements. Schedule your showing with Nancy.

$120,000

NANCY LOHR
Associate Broker

AGPROS.COM

970.381.6672
nlohr@agpros.com

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

Property Highlights:

- *4.6± Acre Homesite*
- *10 minutes to La Salle*
- *Located in the Platte Valley Kersey School District*
- *Power available at the road*
- *Eligible for a full-use domestic well*
- *Horses allowed*
- *Build your dream home!*





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ADDITIONAL SERVICES

***Agronomy & Environmental**:* Our registered technical service providers and certified engineers support your compliance and protect your business, helping you 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 and develop and promote a comprehensive plan, including implementation and operation.

***Engineering & Design**:* Our licensed professionals provide civil, structural, and geotechnical engineering services at the agricultural grassroots. We stay up to date on technical knowledge to meet clients' needs across design, permitting, and construction management for 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 reliable* base map and legal survey. Knowing your boundaries and what lies beneath the surface are key to most projects.