



AGPROfessionals
DEVELOPERS OF AGRICULTURE
ADVOCATING FOR CLIENTS SINCE 1997



***13502 County Road 6
Brighton, CO***

Charming Victorian farmhouse with a wraparound porch and large barn built in the late 1870's. This 5+ acres property, previously Heitman Dairy, is conveniently located off Hwy 85 between Brighton and Fort Lupton. You'll delight in its rustic, functional design with intricate trims, bay windows, and vintage-inspired fixtures creating a unique, cozy place to call home. The large barn/shop with electricity and cement floors is ideal for vehicle and tool storage, or metal and woodworking projects. The 2022 Autokato 10k lb. lift and generator will stay.

Zoning: Industrial (I-1)

Taxes: \$1,869/2024

Water: Well # 180577

Legal: Parcel B of RE-472, being part of the NW ¼, NE ¼ of Section 29, Township 1 North, Range 66 West

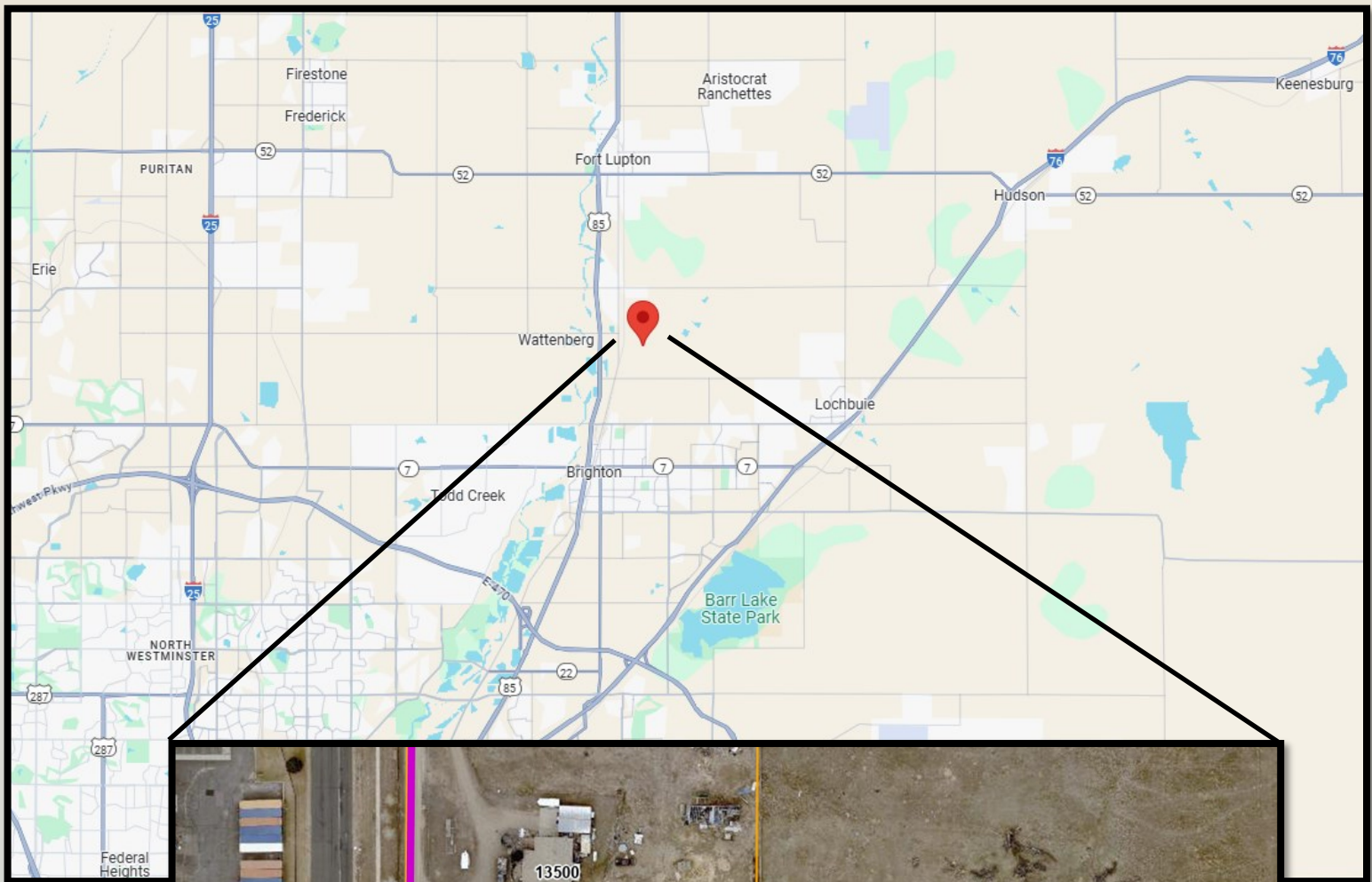
Seller shall retain 100% of the owned oil, gas, and mineral rights

**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 85, south of Fort Lupton, east on Crown Prince Blvd. (County Road 6) past CR 27.5 and then south on gravel drive.
Google Coordinates: 40.03555430606846, -104.80241522302111



AGPROfessionals
DEVELOPERS OF AGRICULTURE













AGPROfessionals

DEVELOPERS OF AGRICULTURE



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.

At AGPROfessionals, we welcome the involvement of Buyer's Brokers in real estate transactions. To ensure clarity and cooperation, a Buyer's Broker must be disclosed at the first point of contact with AGPROfessionals and must be present at the initial showing of the property.

If these conditions are not met, any Buyer's Broker compensation will be solely at the discretion of AGPROfessionals.

This policy is in place to maintain transparency and fairness in all transactions.

