



AGPROfessionals
DEVELOPERS OF AGRICULTURE
ADVOCATING FOR CLIENTS SINCE 1997

Johnstown, CO



Exceptional 311± Acre Ranch - \$14,000,000

Discover a rare opportunity to own an outstanding 311-acre farm in one of Northern Colorado's most desirable and rapidly growing areas. This remarkable property offers an extraordinary combination of productive agricultural land, valuable water rights, and a picturesque country setting. The farm is complemented by significant water rights, including 3 shares of Capital Stock in the Highland Ditch Company, 85 units of Colorado-Big Thompson (CBT) Project Water, and 8 shares of Farmers Extension Ditch, providing tremendous value and versatility for agricultural operations, investment, or future opportunities.

**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.



The ranch is complemented by significant water rights which provide value and versatility for agricultural operations, investments or future opportunities.

***3 shares of Capital Stock in the Highland Ditch Company,
85 units of Colorado-Big Thompson (CBT) Project Water,
8 shares of Farmers Extension Ditch***





Whether you are seeking a productive farming and ranching operation, an investment in premier water resources, or a legacy property to enjoy for generations, this unique offering delivers the space, infrastructure, and resources to make your vision a reality. A truly rare Northern Colorado farm featuring extensive acreage, valuable water rights, and comfortable improvements all strategically located at the convergence of the Johnstown, Berthoud, and Mead planning areas. This remarkable ranch occupies a highly desirable position in one of Northern Colorado's fastest-growing regions. There is an additional water tap paid for that is not in use.



At the heart of the property sits a charming farmhouse residence surrounded by mature trees and expansive views of the Colorado countryside. Multiple large outbuildings provide ample space for equipment storage, livestock operations, workshops, or a variety of agricultural uses.





Legal Description: The Northwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, Except that portion conveyed by Quit Claim Deed Recorded February 2, 1909 in Book 270 at Page 50 and September 13, 1912 in Book 323 at Page 554.

AND

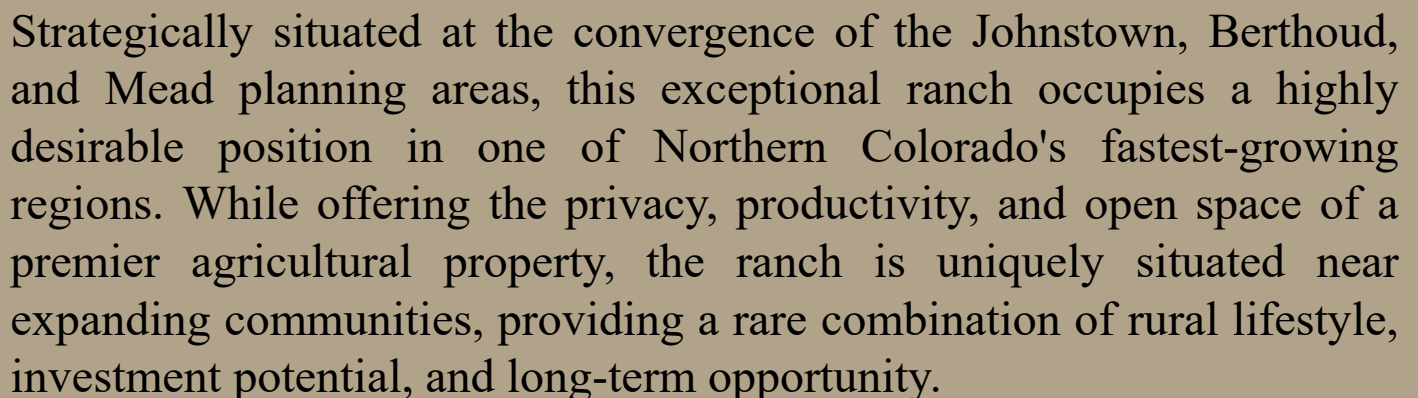
Lot B Recorded Exemption No. 1061-36-1-RE-2737, according to the map recorded July 17, 2000 at Reception No. 2781033, Being a Portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, Except that Portion as conveyed by Deed of Dedication Recorded November 21, 2003 at Reception No. 3128880.

Excepting Therefrom the above parcels that portion as conveyed by Quit Claim Deed Recorded October 9, 1900 in Book 130 at Page 413.

Taxes: \$5,901.14/2025



Located one half mile north of CR 38 on CR 13 (Colorado Blvd.)





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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 can 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.