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ADVOCATING FOR CLIENTS SINCE 1997



Highway 34 *Commercial/Industrial Lots*

Comments: 57-acres of Commercial/Industrial property annexed into the Town of Kersey with frontage on Hwy 34 and a UP Rail line that bordering the south boundary. Excellent opportunity to get in on the early stages of development in this area, with huge potential for growth. Property currently has lots platted, but no improvements. Allowable uses include office and professional/business services, personal services, medical or dental clinics, restaurants and bars/taverns, catering and small-scale food preparation, micro-brewery, distillery, winery, hotels and motels, indoor recreation and entertainment, retail sales, convenience retail with fuel sales, financial institution, and funeral homes.

Legal: Lot B of Recorded Exemption No. 0963-22-2-RE2634, according to the map recorded February 2, 2000 at Reception No. 2747687, being a part of Section 22, Township 5 North, Range 64 West of the 6th P.M. Now known as Commercial lots 1 thru 20, and Out lots N and O, Kohler Farm P.U.D.

Taxes: \$870.98/2025

Water: Town of Kersey taps and sewer will be needed

All oil, gas and mineral rights are excluded

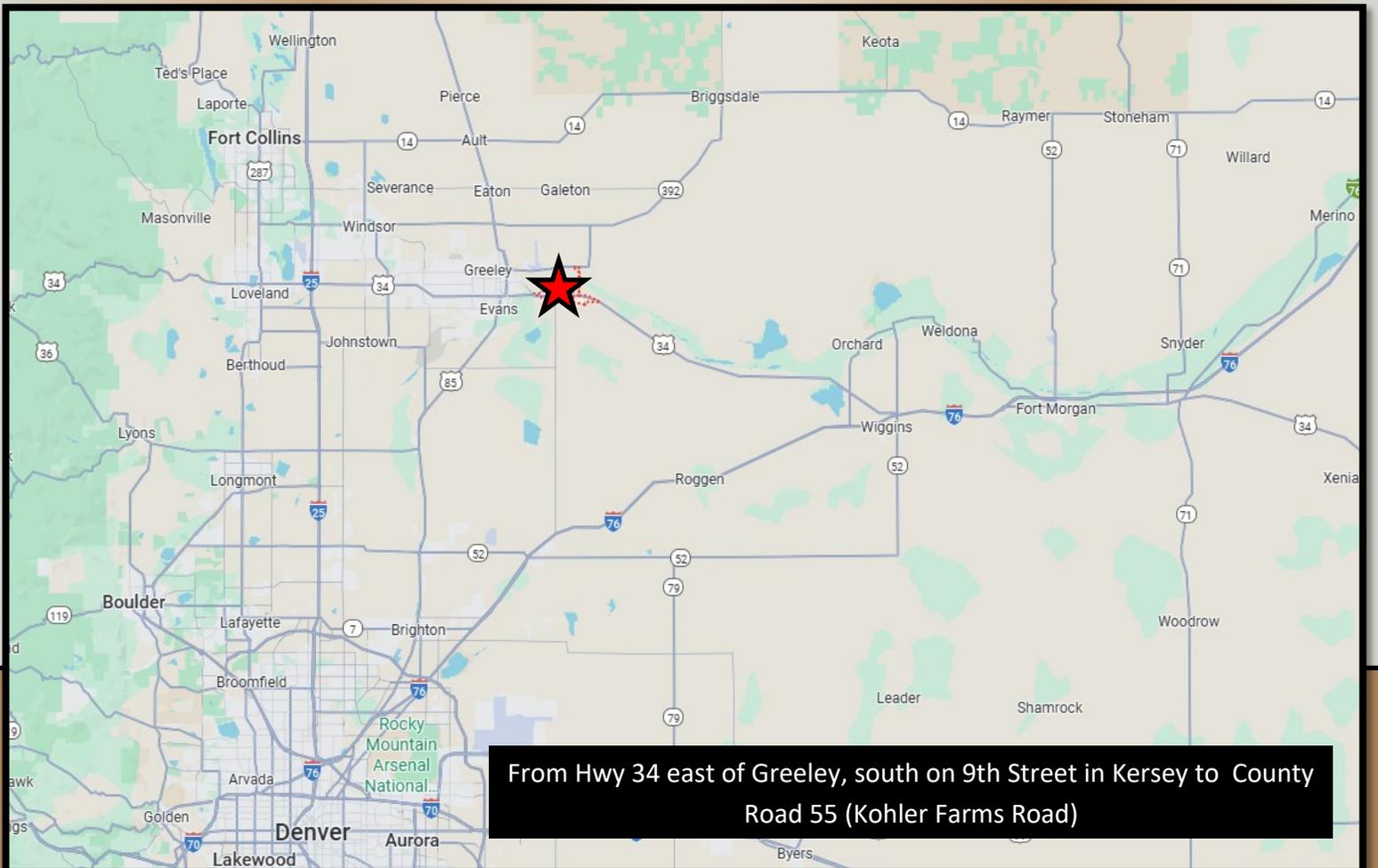
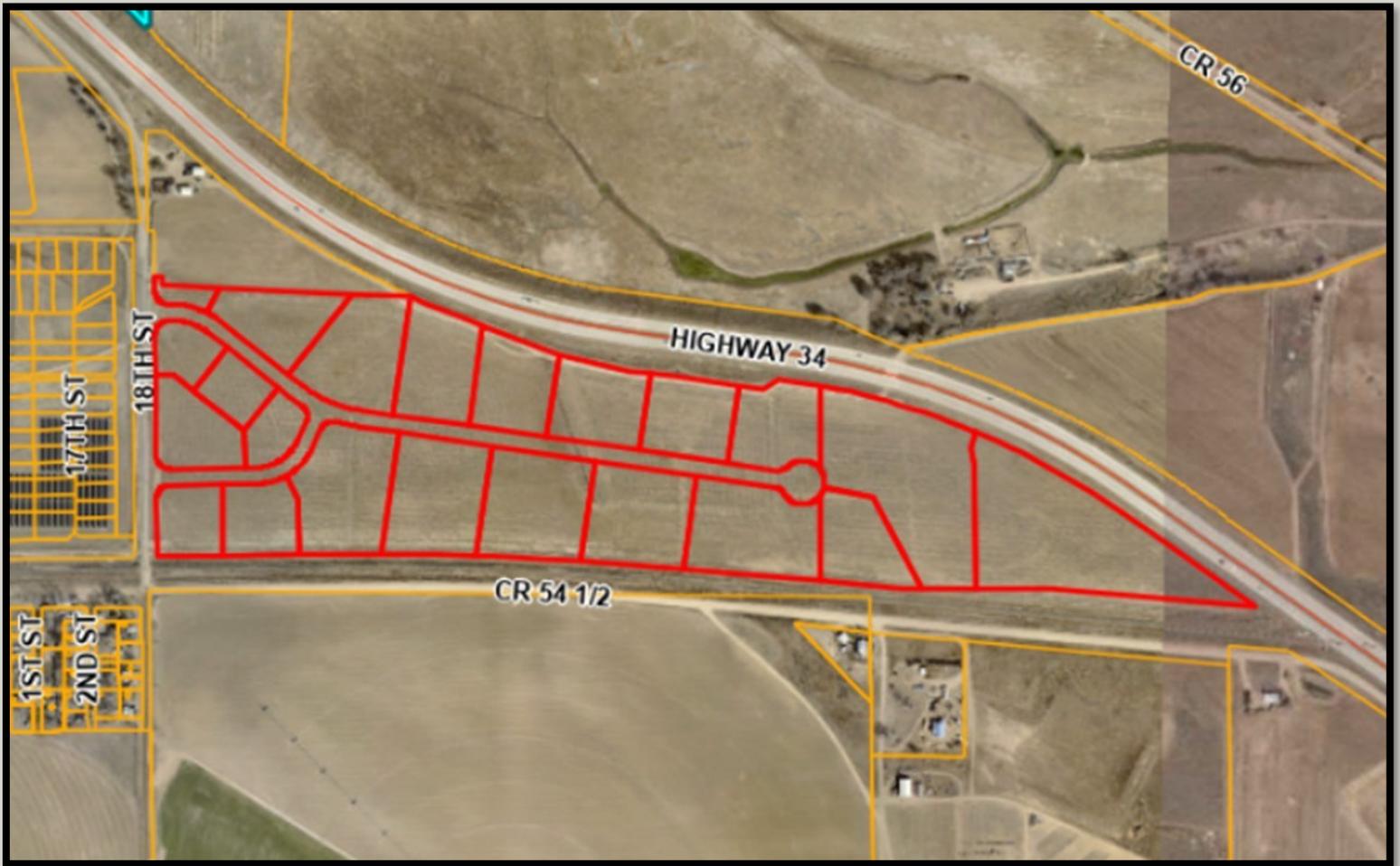
\$1,395,000

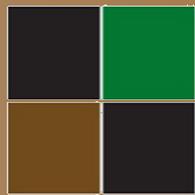
**RYAN
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ADDITIONAL SERVICES

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.