AGPROfessionals
DEVELOPERS OF AGRICULTURE
ADVOCATING FOR CLIENTS SINCE 1997



42 +/- acres, County Road 27, Pierce, CO

Fully fenced, beautiful 42-acre parcel on the west side of Highway 85, with a quick commute to Greeley (about 30 minutes south) and an easy drive to Fort Collins (25 minutes). Power is at the road, and the property is eligible for a full-use domestic well. With county approval, this property could be split using the Family Farm Division.

Horses are allowed. You can build up to two residences, with mountain views to the west. Gentle topography makes for a great adventure with dirt bikes or horses, while still lending itself for an excellent building site.

Very Competitively Priced at $185,000

JESSE SCHROEDER
Associate Broker

AGPROS.COM
970.939.0413
jschroeder@agpros.com

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

Property Highlights:

- *42± Acres*
- *Fully fenced*
- *Mountain views*
- *30 minutes to Greeley or 25 minutes to Fort Collins*
- *Desirable location west of Highway 85*
- *Power available at the road*
- *Eligible for full-use domestic well*
- *With County approval, property could be split*
- *Horses allowed*
- *Build up to two residences*





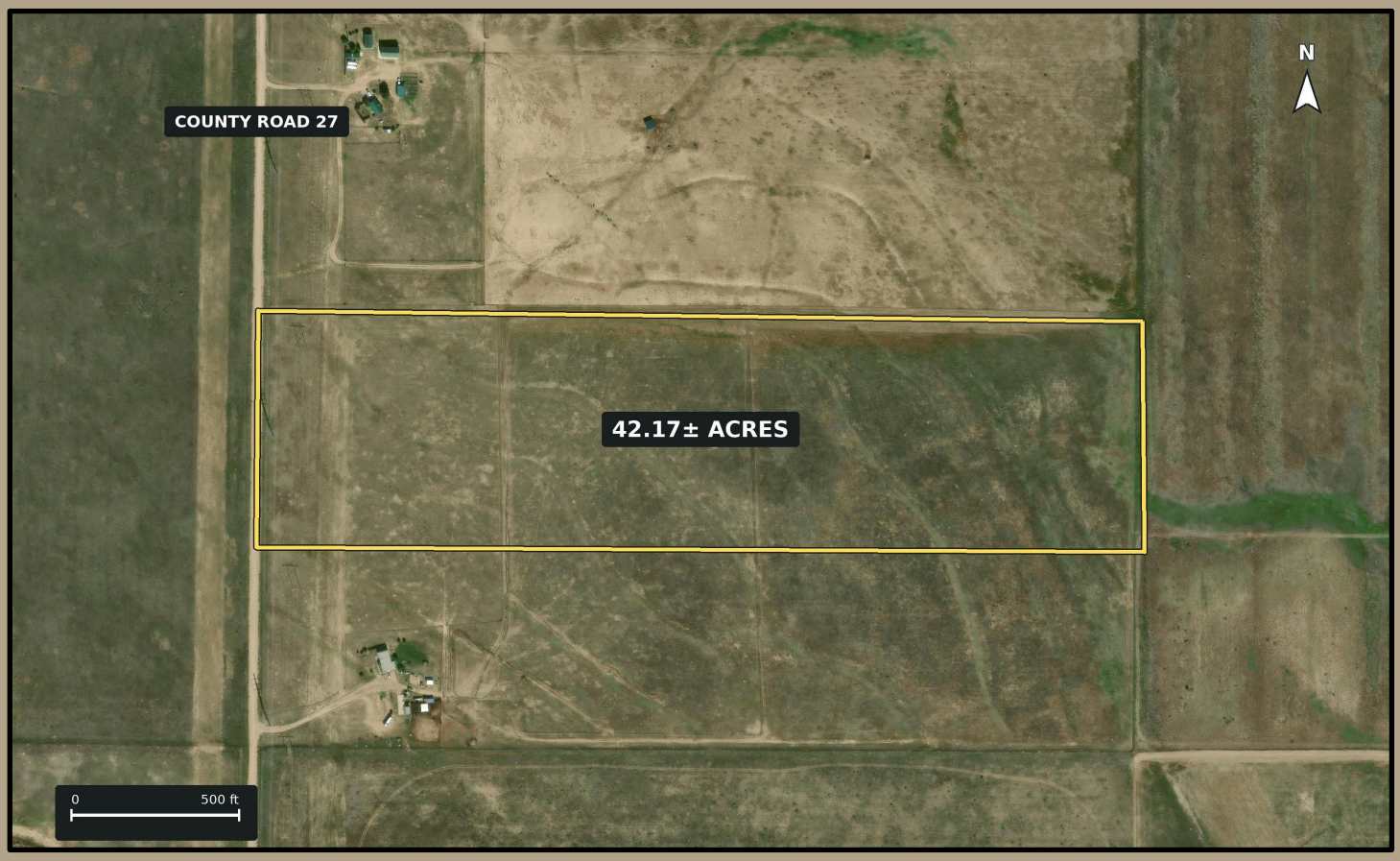
The information contained in this brochure is from reliable sources and is believed to be correct but is NOT guaranteed.

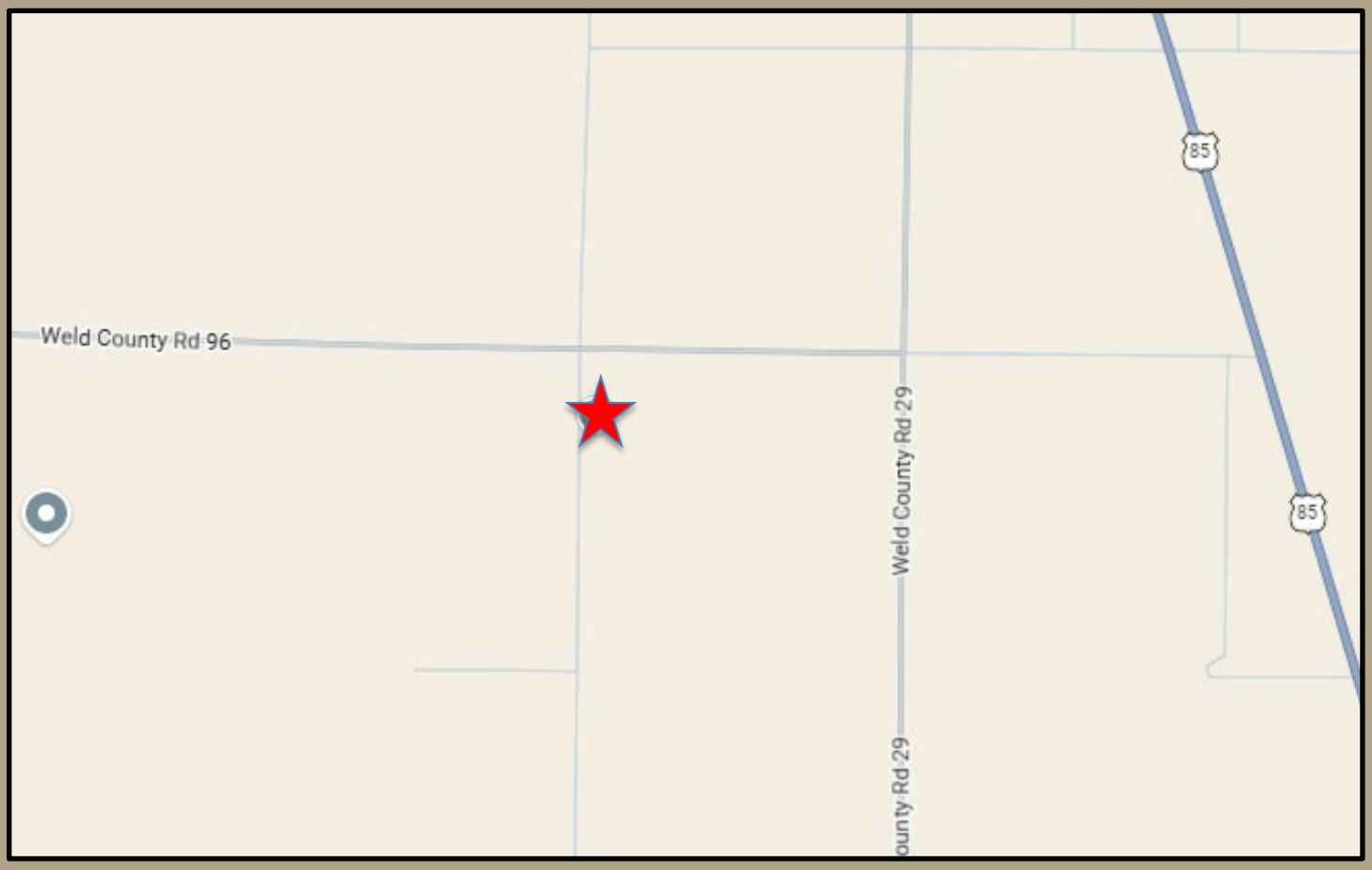






The information contained in this brochure is from reliable sources and is believed to be correct but is NOT guaranteed.





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

AGPROfessionals

DEVELOPERS OF AGRICULTURE

ADVOCATING FOR CLIENTS SINCE 1997



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.