



AGPROfessionals
DEVELOPERS OF AGRICULTURE

55 acres +/-
County Road 398, Keenesburg, CO
\$1,382,500



DESCRIPTION: Prime development opportunity along the rapidly growing I-76 corridor. Keenesburg has a comprehensive plan in place for developing several new home subdivisions and retail space, including a bank and gas station. The town is continuing to improve water and sewer service, water conservation strategies, and exploring the use of renewable energy sources. They intend to acquire additional land for parks and open space as well as assist in the continued operation and growth of small farms in the area. This property is conveniently located less than an hour from Downtown Denver, and just 20 minutes south of Brighton.

LOCATION: North of CR 398, on the east side of CR 59

WATER: None

ZONED: Ag

TAXES: \$612.50/2024

MINERALS: Seller shall retain all mineral rights

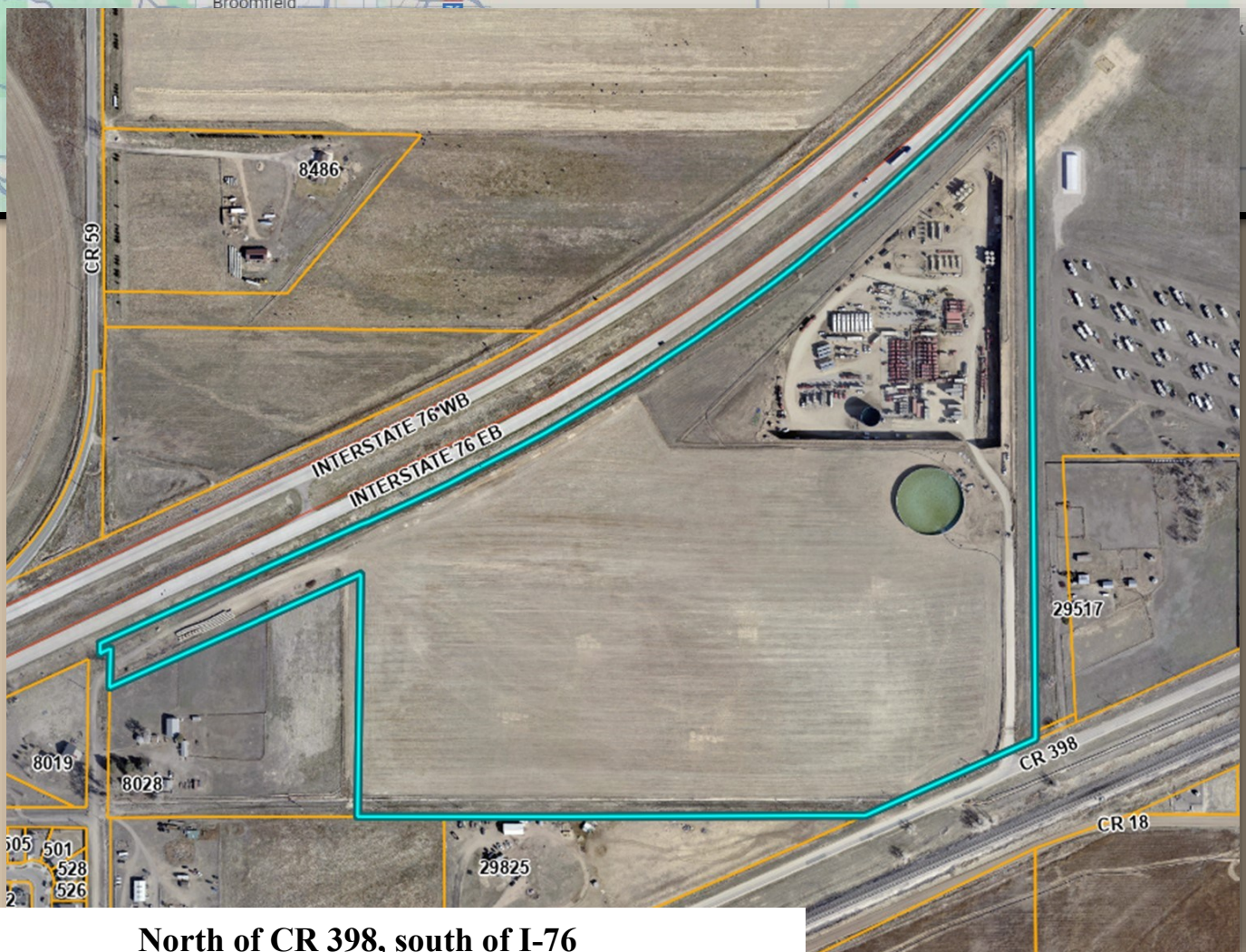
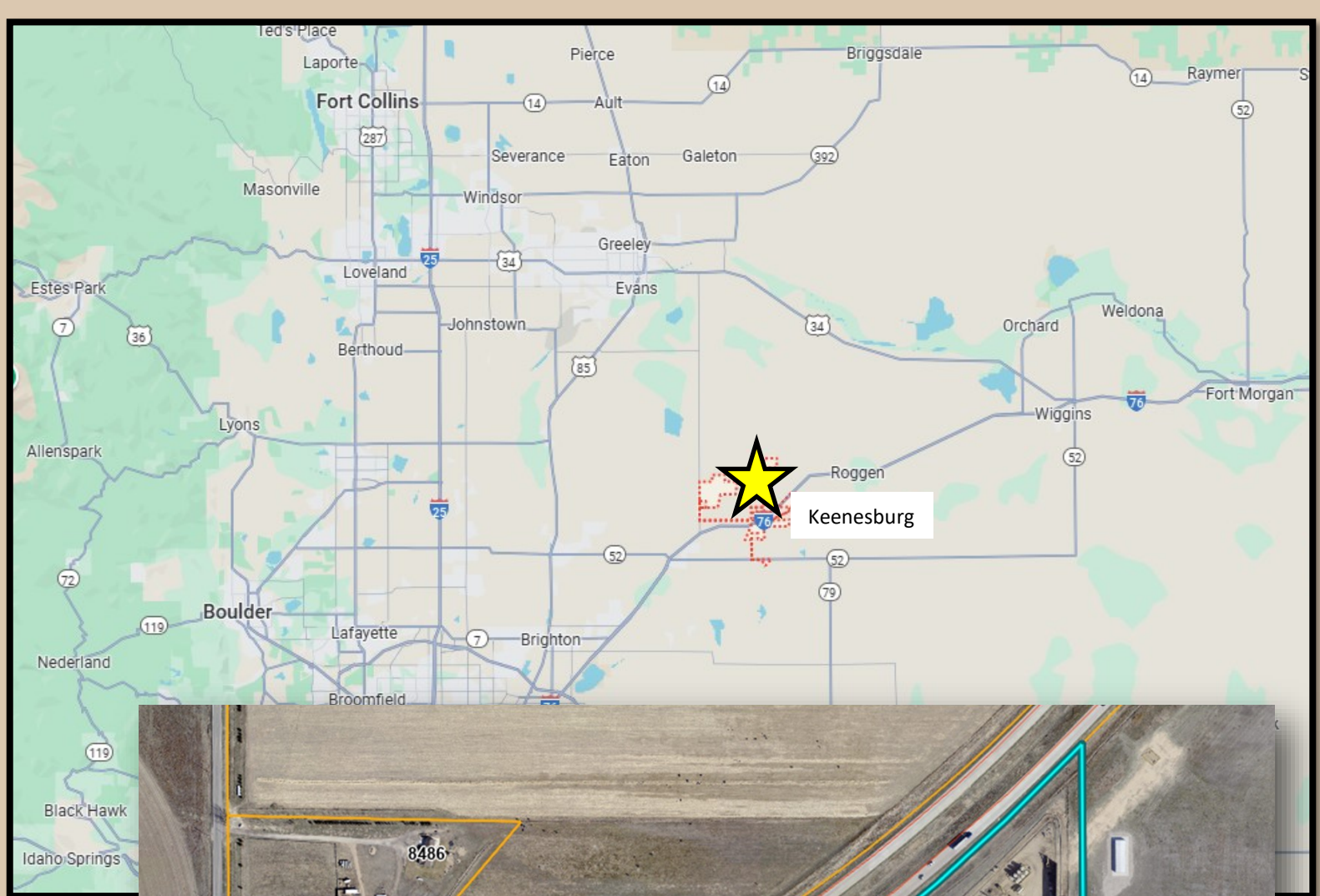
LEGAL: Lot B of Recorded Exemption No. 1305-24-3 RE-4480 being part of the Southwest $\frac{1}{4}$ of Section 24, Township 2 North, Range 64 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 130524300004 containing 55.3 acres more or less



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 **Ryan@Agpros.com**



North of CR 398, south of I-76







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, 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.