



AGPROprofessionals
DEVELOPERS OF AGRICULTURE



*1365 Settlers Drive
Eaton, CO
\$595,000*

SELLER INCENTIVE/CONCESSION OFFERED! These funds are available for closing costs and/or carpet and paint allowance. Welcome home to this beautiful brick ranch. Great location in the community of Eaton and Eaton School District. The home has 5-bedrooms/3-baths with a fully finished basement which includes a huge family room area. The primary bedroom features a large walk-in closet, deep tub, dual sinks, and walk in shower. The kitchen has a brand-new dishwasher, an approximately 2-year-old refrigerator, and a large pantry. The kitchen opens to an eating area with a bay window for taking in the great views. The living room has a gas fireplace to warm you during the cold winter months. Newer washer and dryer are included. Don't miss all this home has to offer.



NANCY LOHR
Associate Broker

AGPROS.COM
3050 67th Avenue, Greeley, CO

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



Total Square feet: 3,488 (1,758 main, 1,730 basement)

Bedrooms/baths: 5 bedrooms, 3 baths

Lot size: 0.23 acres

Water: Town of Eaton

Schools: Eaton RE-2

HOA: \$300/year

Taxes: \$1,928.04/2023

Exclusions: Seller's Personal Property







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OUR 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.