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8 Parcels - 35 acres each, CR 21, Carr, CO

Experience wide-open Colorado living on 35 acres just 3 miles south of Carr in northern Weld County. Located along well-maintained County Road 21, this property offers stunning Front Range mountain views to the west, striking bluff views to the east, and PVREA electric service available at the road. The parcel is eligible for a full use well. Enjoy peaceful surroundings, dark night skies, abundant open space, and the freedom of true big-sky country-while remaining within convenient reach of Carr, Nunn, Ault, Eaton, Greeley, Fort Collins, and Cheyenne. One of eight available 5-acre parcels, offering excellent value for buyers looking for usable Northern Colorado acreage with views, utilities nearby, and room to build the rural property they have been waiting for. Buyer to verify well eligibility, utility availability, permitted uses, and all property information.

\$192,000

JESSE SCHROEDER

Associate Broker

AGPROS.COM

970.939.0413

jschroeder@agpros.com

Property Highlights:

- *Choose from 8 parcels that are 35 +/- acres each*
- *3 miles South of Carr, Colorado*
- *Located along well-maintained County Road 21*
- *PVREA electric service available at the road*
- *Parcels are eligible for full use well*
- *Front Range mountain views to the West and striking bluff views to the East*



LOCATION: Parcels 1-8 Lot A CR 21, Carr, 80612

DIRECTIONS: From County Road 126 in Carr, go south on CR21 about 3 miles. The lots are on the west side of the road

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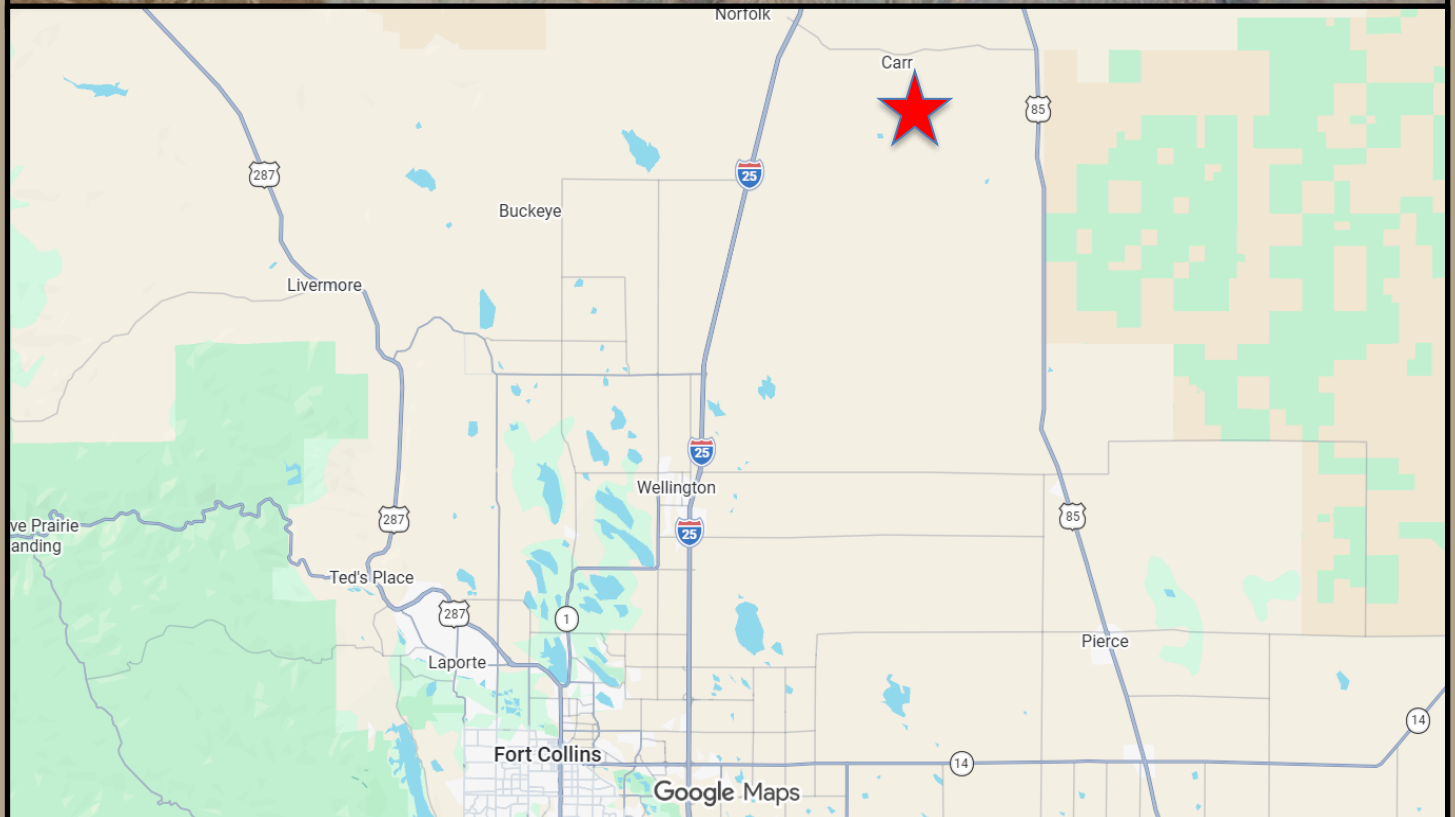
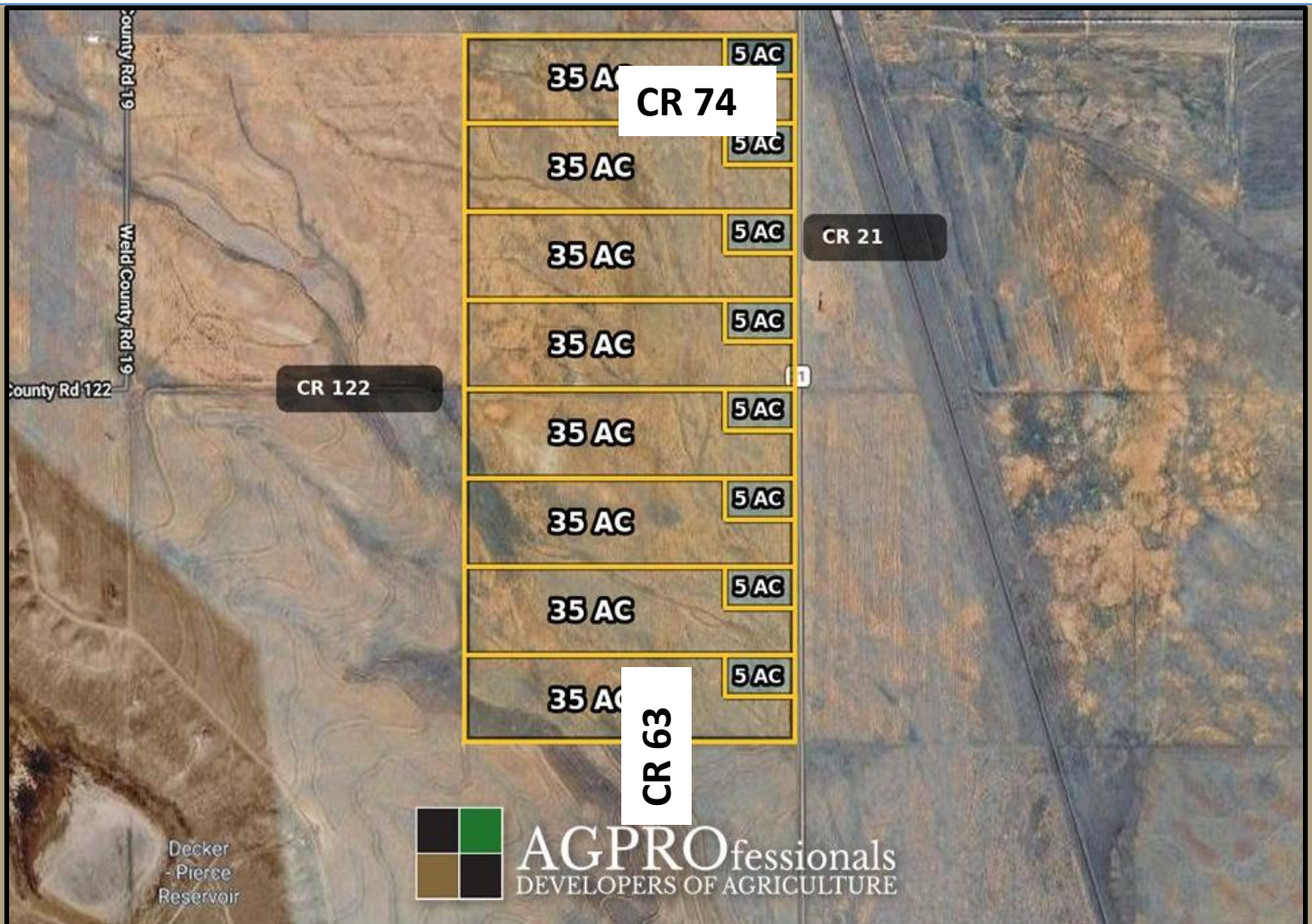
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ADDITIONAL SERVICES

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.