

# AGPROfessionals

DEVELOPERS OF AGRICULTURE

*3-acre Building Site*  
24612 County Road 46, LaSalle  
*\$175,000*

**Comments:** Excellent site for new build or grazing land, located less than 1/2 mile from CR 49 on CR 46, southeast of LaSalle. Bring your building plans, horses and ATV's, this is the perfect spot to make a place to live and play. Electric has already been run to the property and a well appears to have been dug but possibly not completed.

**Legal:** Lot A of Recorded Exemption No. RE-3152 being part of the Northeast 1/4 of Section 18, Township 4 North, Range 64 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 105318100035 containing 3.07 acres more or less

**Taxes:** \$5.46/2024

**Water:** Well Permit # 70306  
(Information to be verified)

*Seller shall retain 100% of the  
owned oil, gas, and mineral rights*



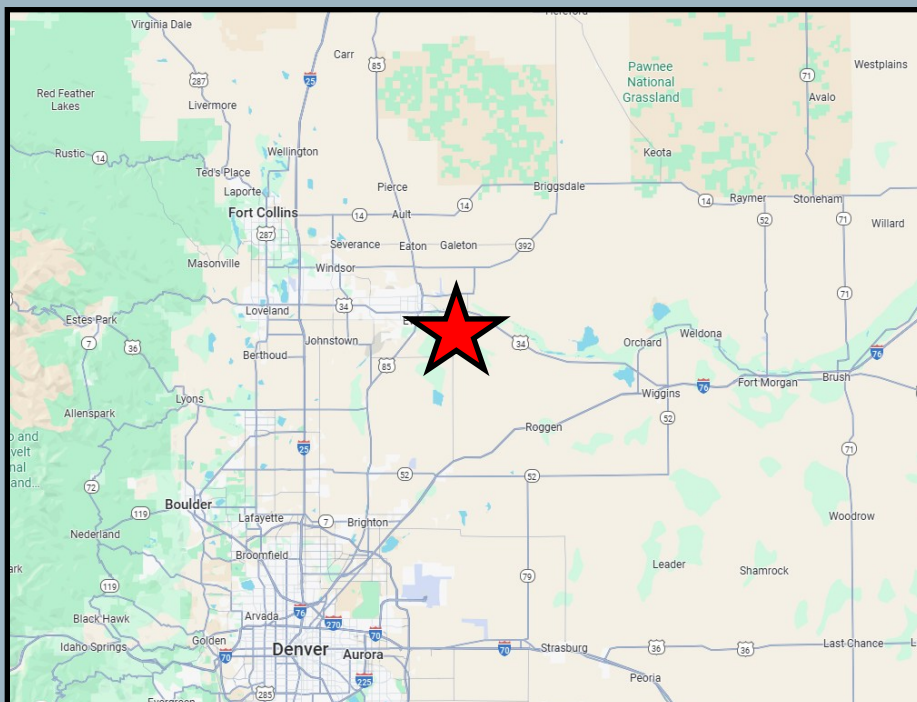
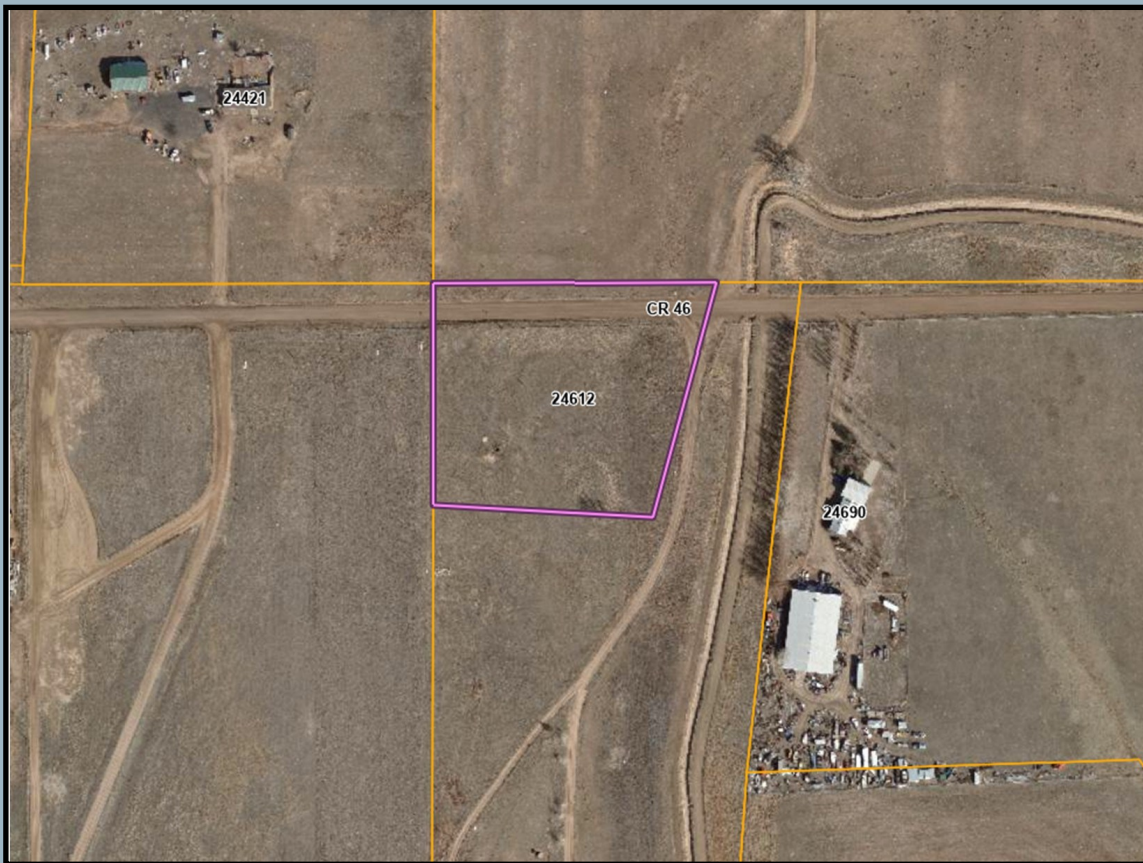
**KARI  
BAUGHMAN**  
Associate Broker

**AGPROS.COM**  
3050 67th Avenue, Greeley, CO

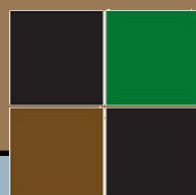
**970.381.2008 kbaughman@Agpros.com**

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





Property is located 1/2 mile east of CR 49 on CR 46. Access at mailbox/cactus on south side of road.



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