

AGPROfessionals

DEVELOPERS OF AGRICULTURE



\$2,500,000

Highway 34 & CR 49, Greeley, CO

73+ acres located on Hwy 34 and CR 49. Excellent visibility with highway frontage and easy access from two major thoroughfares. Property is located in a Weld County opportunity zone with eligibility for a potential rezoning to Commercial/Industrial or annexed into Kersey. Seller shall have one year from date of closing to remove the topsoil.

Legal: Lot B of Corrected Recorded Exemption No. 0961-24-RE2623, recorded April 26, 2022 at Reception No. 4821712, being part of the North 1/2 of the Northeast 1/4 of Section 24, Township 5 North, Range 65 West of the 6th P.M. Identified by Weld County Assessor Parcel No.096124100038 containing 73.42 acres more or less

Taxes: \$849/2024

Water: Well Permit # 11845-R

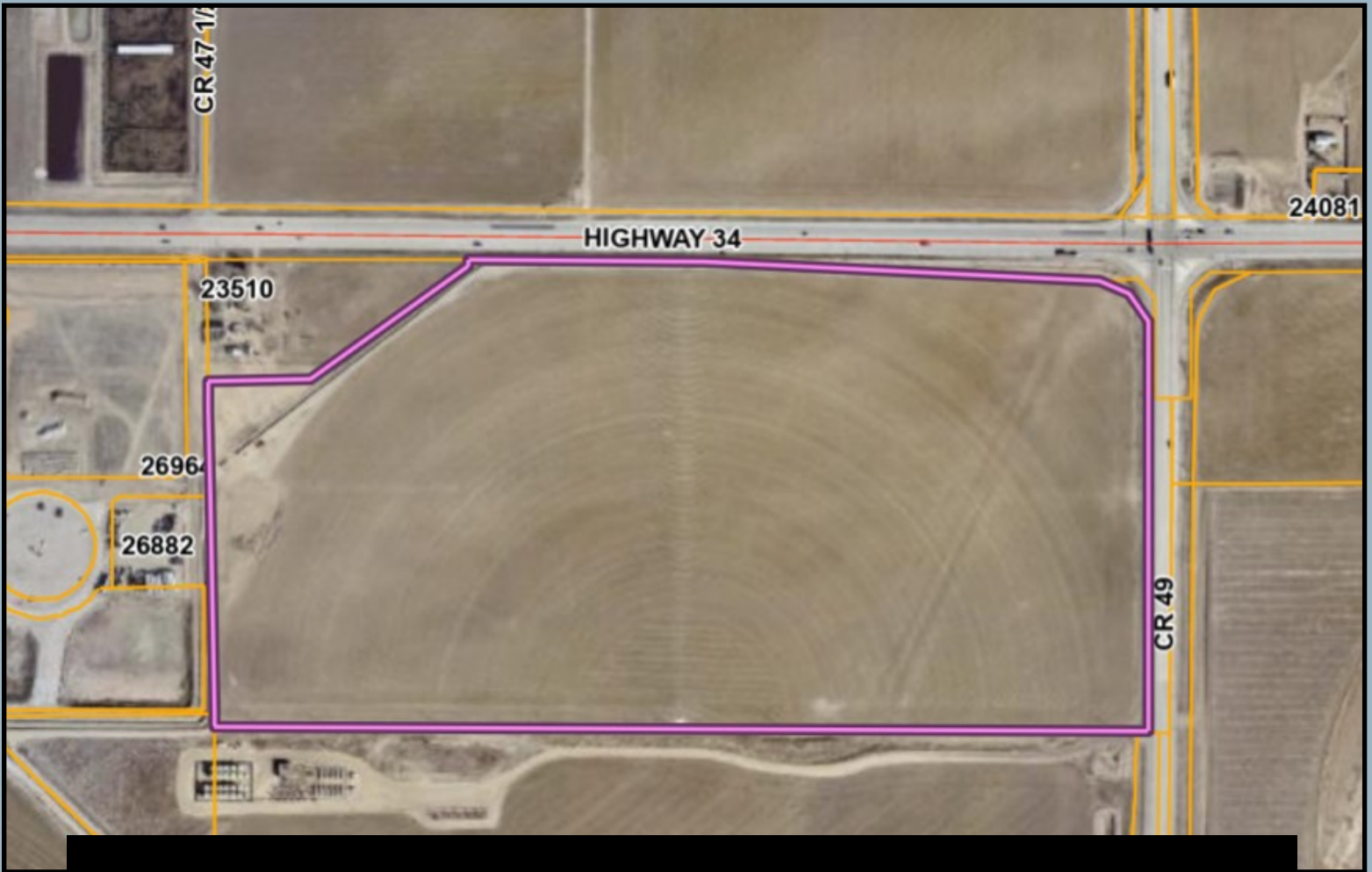


**RYAN
HOSTETLER**
Accredited Land Consultant

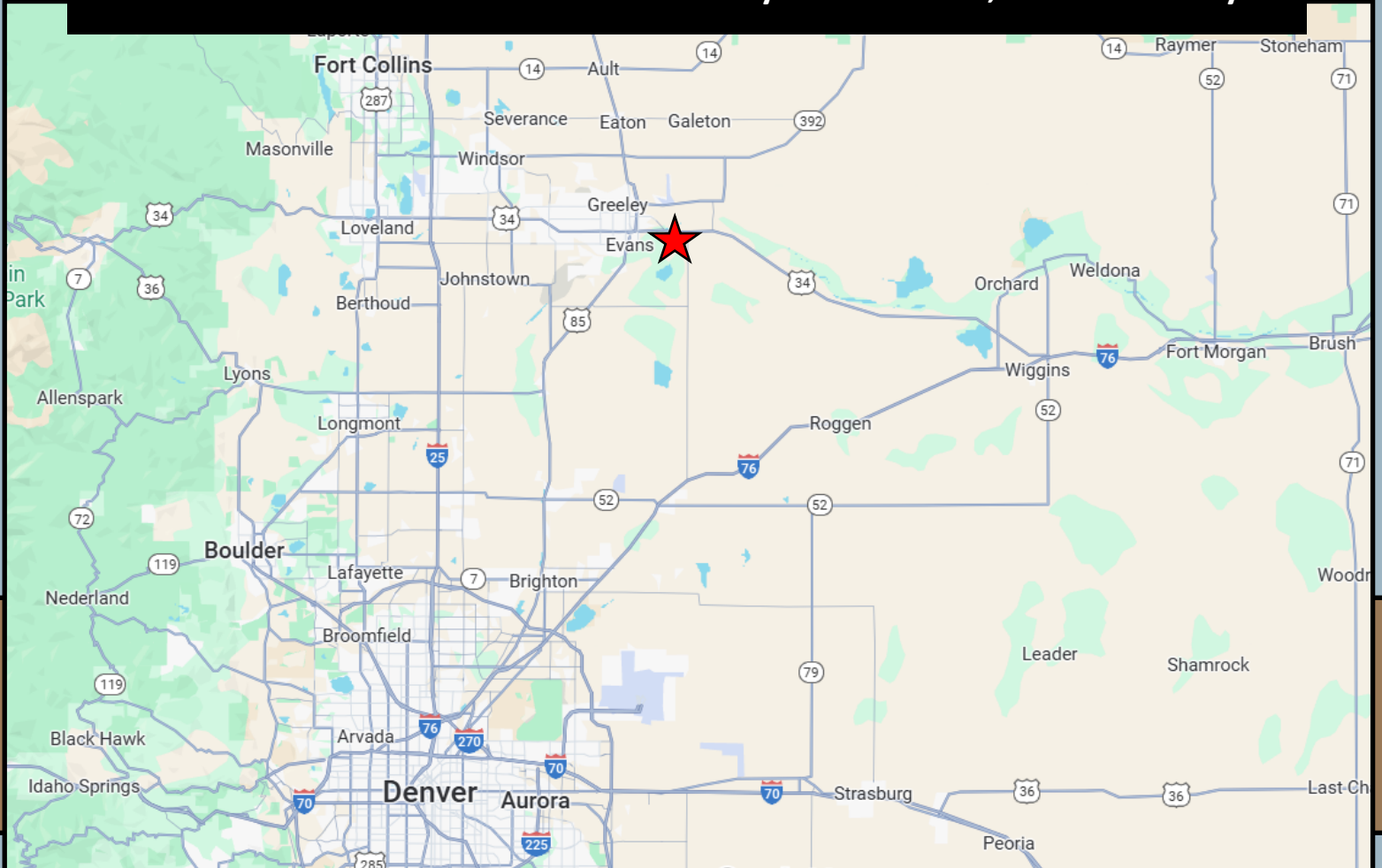
AGPROS.COM
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.



Located on the Southwest corner of Hwy 34 and CR 49, east of Greeley













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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.