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DEVELOPERS OF AGRICULTURE

\$3,400,000

16600 County Rd 36
Platteville, CO
320 acres +/-



Exceptional income producing property situated on 320 acres. The monthly revenue is \$25,430. This investment grade property features 6 homes that stay rented consistently each with their own electric meter. The sellers have also rented out all the shops situated on the property as well as the farm ground. The farm ground lease brings in \$10,000 a month and is used for land application. The northeast and the southwest turkey barn have full concrete floors and electric service. There is potential to increase the rental income by finding renters for the large, retired turkey barns and another building on the southwest corner of the property can be rented. There is a USR on 80 acres of this property allowing for oil and gas support service allowing for outside storage. This parcel also boasts a 2.5% UPRR surface owner's payment for all oil and gas produced. There are new horizontal wells currently being drilled and the sellers have been offered \$600,000 to sell their minerals. The potable water lines could use upgrading and the seller is willing to offer a credit to the buyer if they aren't upgraded by closing.

ALL PERSONS ENTERING THE PROPERTY MUST BE ESCORTED BY AGPROFESSIONALS

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

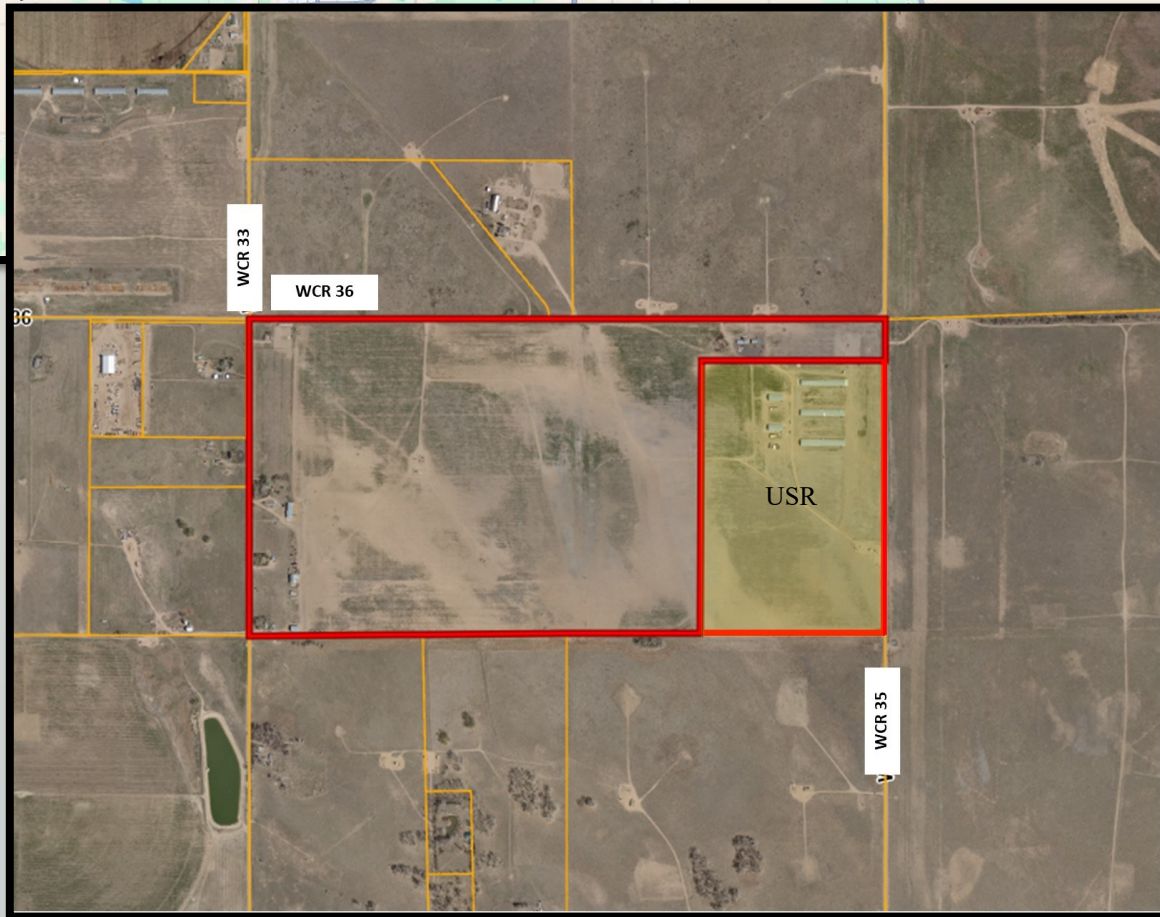
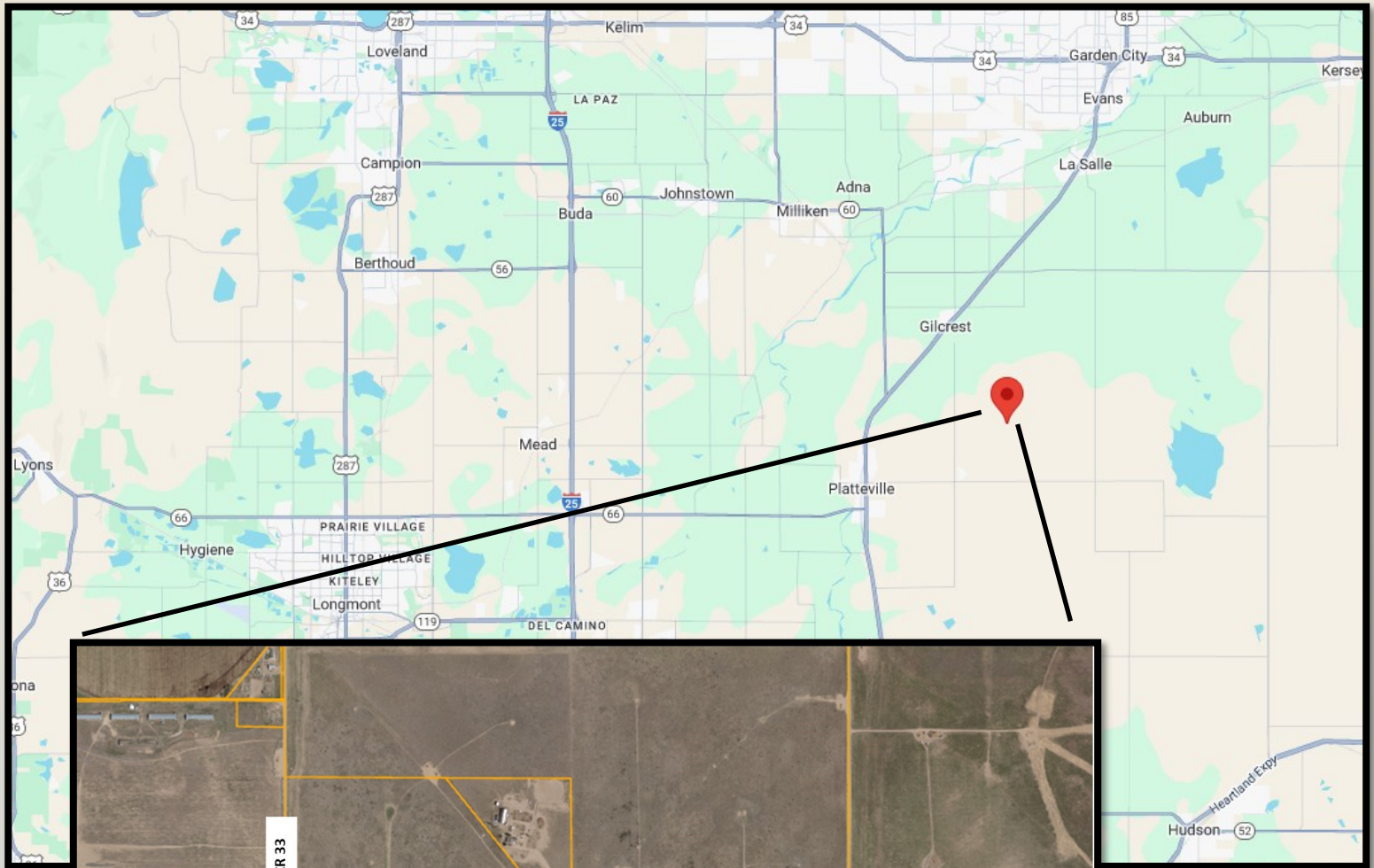
AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com

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



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From Hwy 85, south on CR 35 approximately 5.5 miles to CR 36 and then west



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Taxes: \$7,784.04/2024

Water: Well Permits: 93088, 289241, 289242, 289243

Legal Descriptions: Part of the North $\frac{1}{2}$ of Section 11, Township 3 North, Range 66 West of the 6th P.M. EXC COMM NE COR S360 TO POB W1530 S2280 E1530 N2280 TO POB EXC UPRR RES. Identified by Weld County Assessor Parcel No. 121111200002 containing 239.91 acres more or less and Part of the Northeast $\frac{1}{4}$ of Section 11, Township 3 North, Range 66 West of the 6th P.M. COMM NE COR S360 TO POB W1530 S2280 E1530 N2280 TO POB EXC UPRR RES. Identified by Weld County Assessor Parcel No. 121111100001 containing 80.09 acres more or less.



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Current Monthly Income

<u>Rent</u>	<u>Property</u>
\$1,350	16634 CR 33
\$1,500	1/2 bay and concrete pad (yellow shop)
\$400	Middle Bay
\$2,035	16714 CR 33
\$1,000	Small Independent Shop
\$1,835	16528 CR 33
\$975	16750 CR 33
\$1,450	16600 CR 36
\$2,750	Yellow shop
\$1,135	16970 CR 33
\$1,000	3 bay shop
\$10,000	Tumbleweed Farmland
\$25,430	Total



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Improvements

Parcel #				
121111200002				
239.91 acres				
Well Permits	289241	Domestic		50 GPM
	289242	Domestic		15 GPM
	289243	Domestic		50 GPM
	93088	Domestic		15 GPM
Structures	Type	Squarefeet		Year Built
	Residence	2,004 sf		1965
	Residence	731 sf		1920
	Residence	1,274 sf		1967
	Residence	1,560 sf		1978
	Modular			
Parcel #				
121111100001				
80.09 acres			Size	
Structures	Poultry Bldg	18,400	368 x 50	1977
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	Outbuilding	6,000	120 x 50	1977
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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.