



**AGPROfessionals**  
DEVELOPERS OF AGRICULTURE  
ADVOCATING FOR CLIENTS SINCE 1997



## *45009 County Road 80 Briggsdale, CO*

Welcome home to this stunning four bedroom and three full bathroom new build ranch style Clayton home on 35 private acres. Wide open floor plan, beautiful sunsets and move in ready, this house features drywall instead of paneling and its own private driveway, no shared access. Only about 35 minutes away from Greeley, with convenient access off a well-maintained county road and Highway 392. Zoned Ag, with a full use domestic well this property is ready for horses and everything the country lifestyle can offer. Keep cool with the new air conditioning and LVP flooring throughout the house makes for easy entertaining. Wood sliding barn doors to the pantry and ceiling fans add to the ease of use, and a cement patio and walkway make getting around the outside of the house easy and enjoyable.

***\$560,000***

**Jesse Schroeder**

*Associate Broker*

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# Property Highlights:

- 35 +/- private acres
- 4 bed 3 bath 2304 sq ft home
- Open floor plan
- Private driveway
- Full use domestic well
- 35 minutes from Greeley
- Drywall instead of paneling
- Sliding barn doors for pantry
- New air conditioner
- LVP flooring
- Ceiling fans
- Cement patio and walkway
- Move in ready



**Taxes:** \$34/2025

**Legal Descriptions:** PT S2 15-7-61 COMM SE SEC COR TH S88D50W 5248 TO SW SEC COR AND TPOB TH N00D33E 895.18 N71D08E 1438.68 TH ALG CRV L (R=70 CH=S47D40E 80.74) TH S05D06W 1284.49 S88D50W 1316.02 TPOB

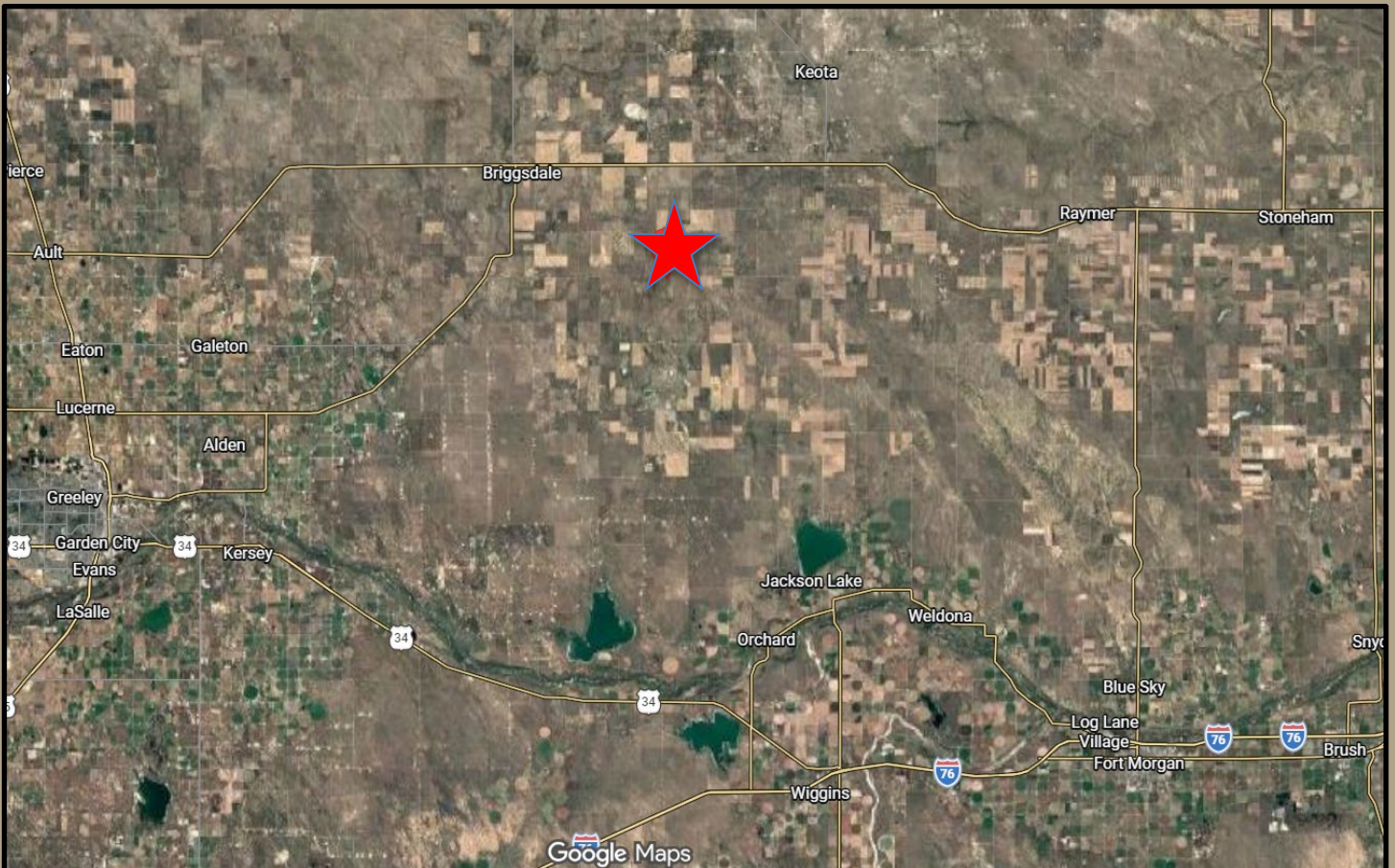
**All oil, gas, and mineral rights are excluded**

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



GROUND FLOOR





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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.