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County Road 32, Platteville, CO

Enjoy the best of Colorado country living just east of Platteville! These properties offer open pasture, gently rolling terrain, and beautiful mountain views, all with convenient access off paved County Road 32. With power available at the road and land and home packages available, these parcels are ready for you to bring your vision to life. The 4-acre parcel is eligible for a household-use well, while the 35-acre parcel offers eligibility for a full-use domestic well. Whether you're looking for a smaller homesite or room for horses, livestock, and more, these properties offer the opportunity to enjoy wide-open spaces while staying conveniently close to Platteville and Greeley.

4 +/- acre parcels $225,000

35 +/- acre parcels $315,000

Jesse Schroeder
Associate Broker

AGPROS.COM

970.939.0413
jesseschroederhomes@gmail.com

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

Property Highlights:

- *35 +/- acre parcels eligible for full use domestic well*
- *4 +/- acre parcels eligible for household use well*
- *Power available at County Road 32*
- *5 miles East of Platteville*
- *Land/home packages are available*
- *Wide open acreage and mountain views*

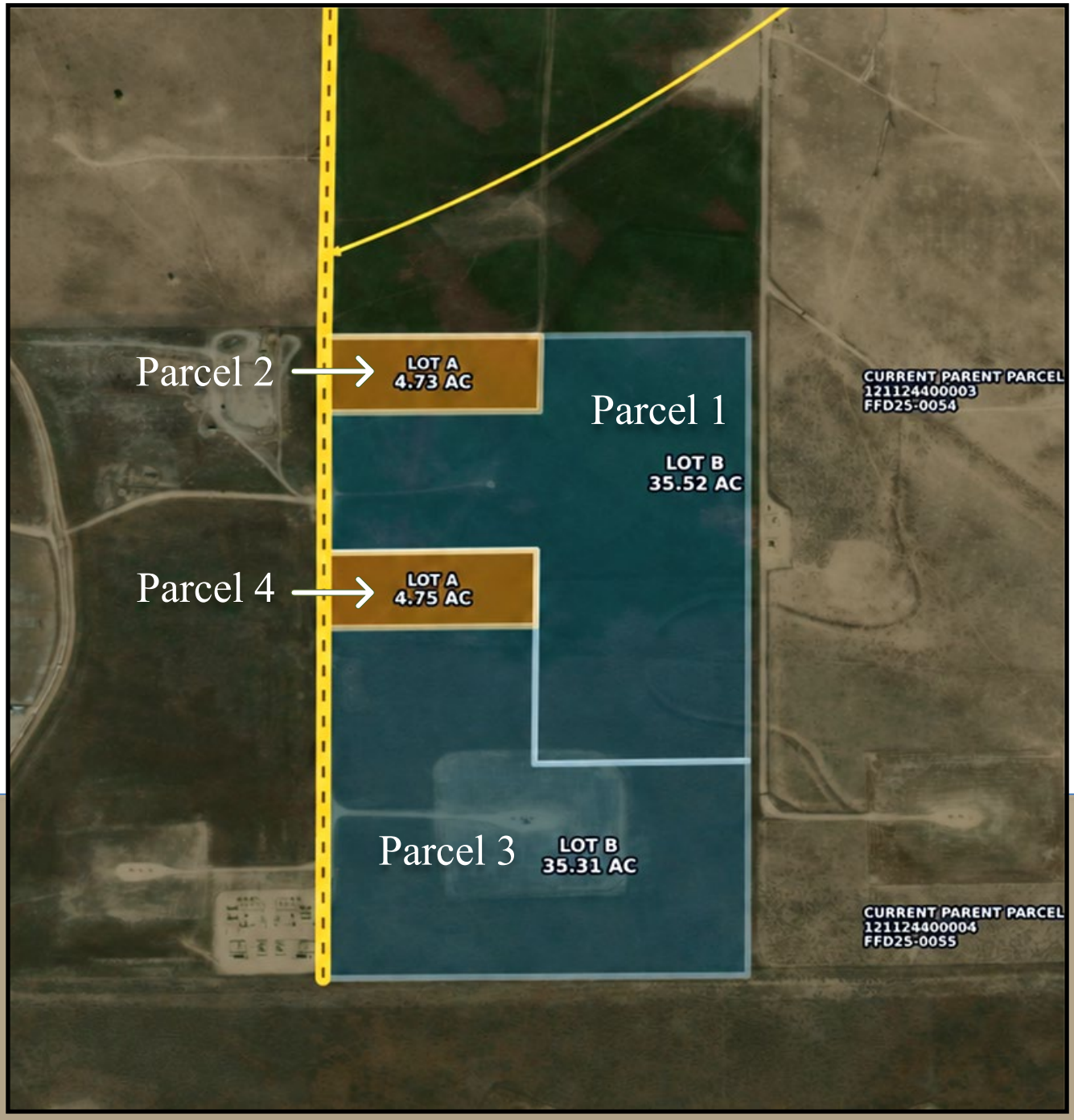




Legal Descriptions: PT W2E2 24-3-66 LOT B FAMILY FARM DIV FFD25-0054

Directions: From Highway 85 in Platteville, go East on paved County Road 32 about 5 miles. Property is on the South side of the road

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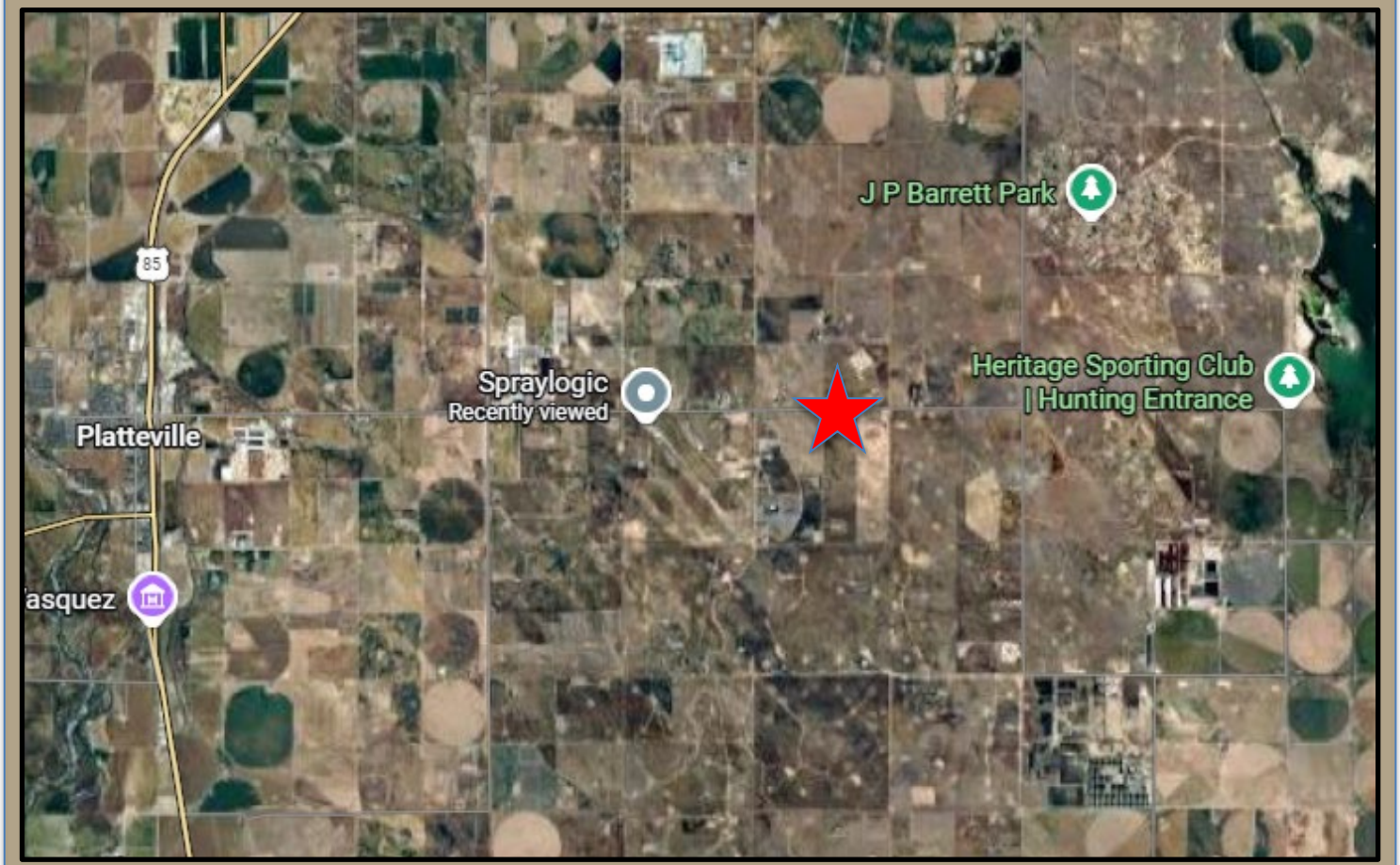






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ADDITIONAL SERVICES

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.