

AGPROfessionals

DEVELOPERS OF AGRICULTURE



County Road 36 LaSalle, CO 61 acres +/-

Comments: Spacious sixty-one acre spread located east of CR 49. This property would make an excellent new home site, and power has already been run for a residence. It also includes a large set of pens for feeding cattle. Excellent potential for use a horse property, grazing or hunting land, or recreational use. Relaxing views and no covenants or HOA. Buyers will need to apply for a well permit. This parcel is situated in a 100-year flood plain.

Legal: Part of Section 9, Township 3 North, Range 64 West of the 6th P.. Identified by Weld County Assessor Parcel No. 121509100023 containing 61.08 acres more or less

Taxes: \$707/2024

Water: A new well need to be permitted and drilled

\$900,000



**RYAN
HOSTETLER**

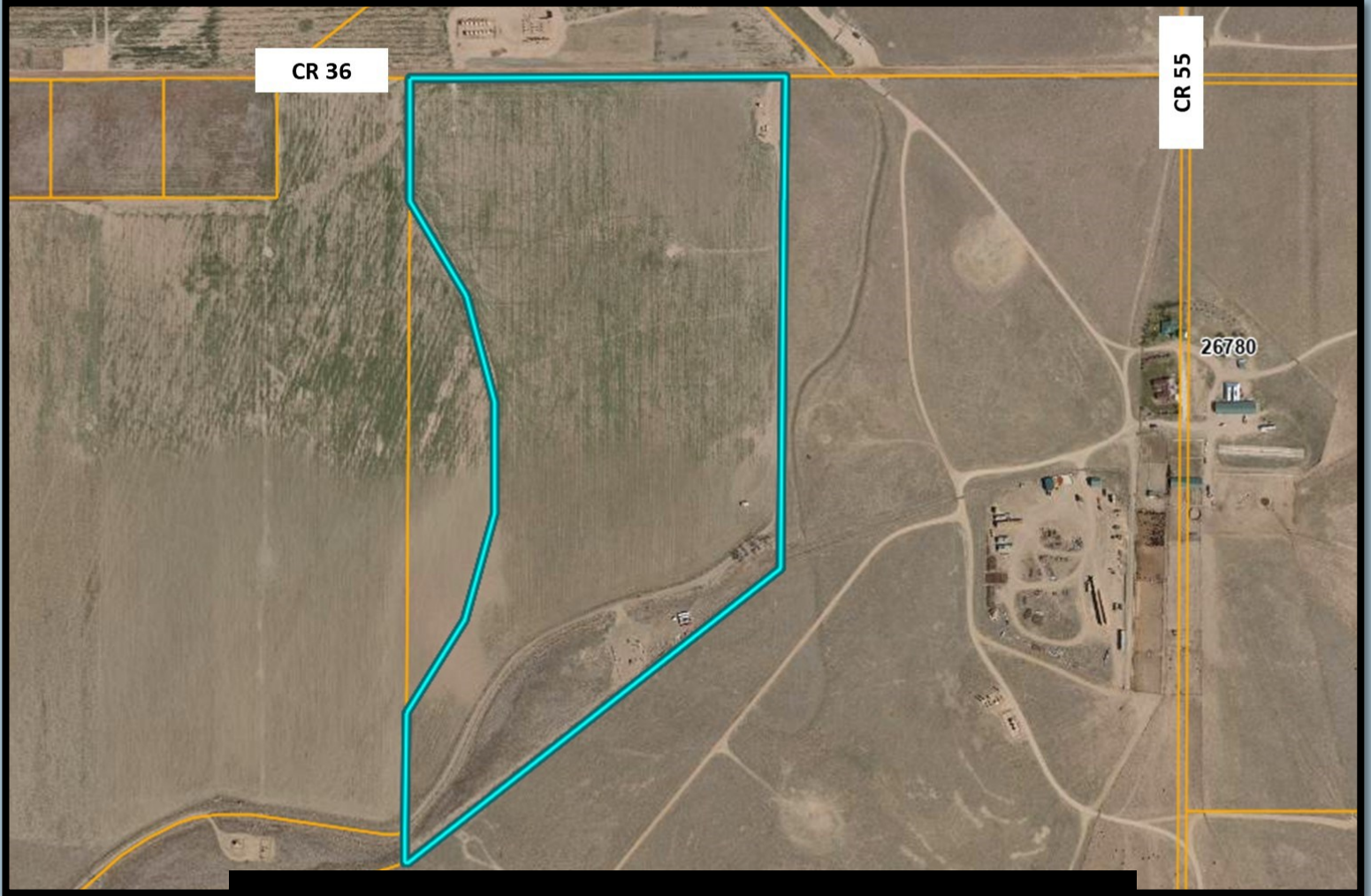
Accredited Land Consultant

AGPROS.COM

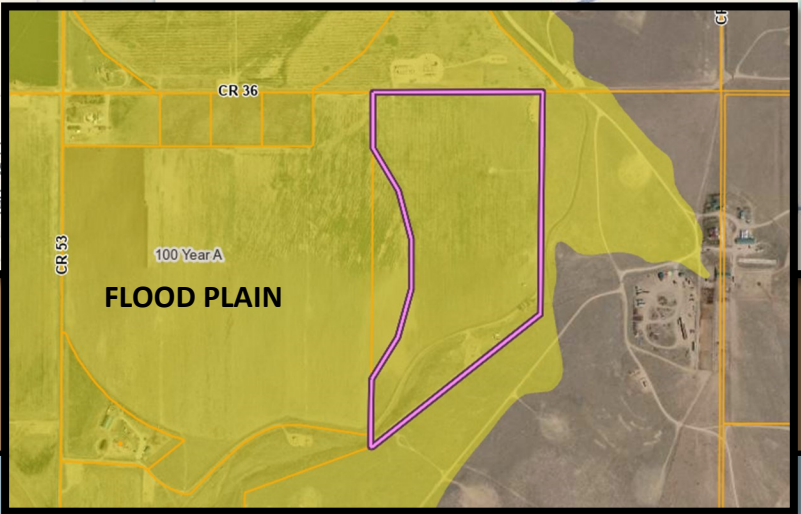
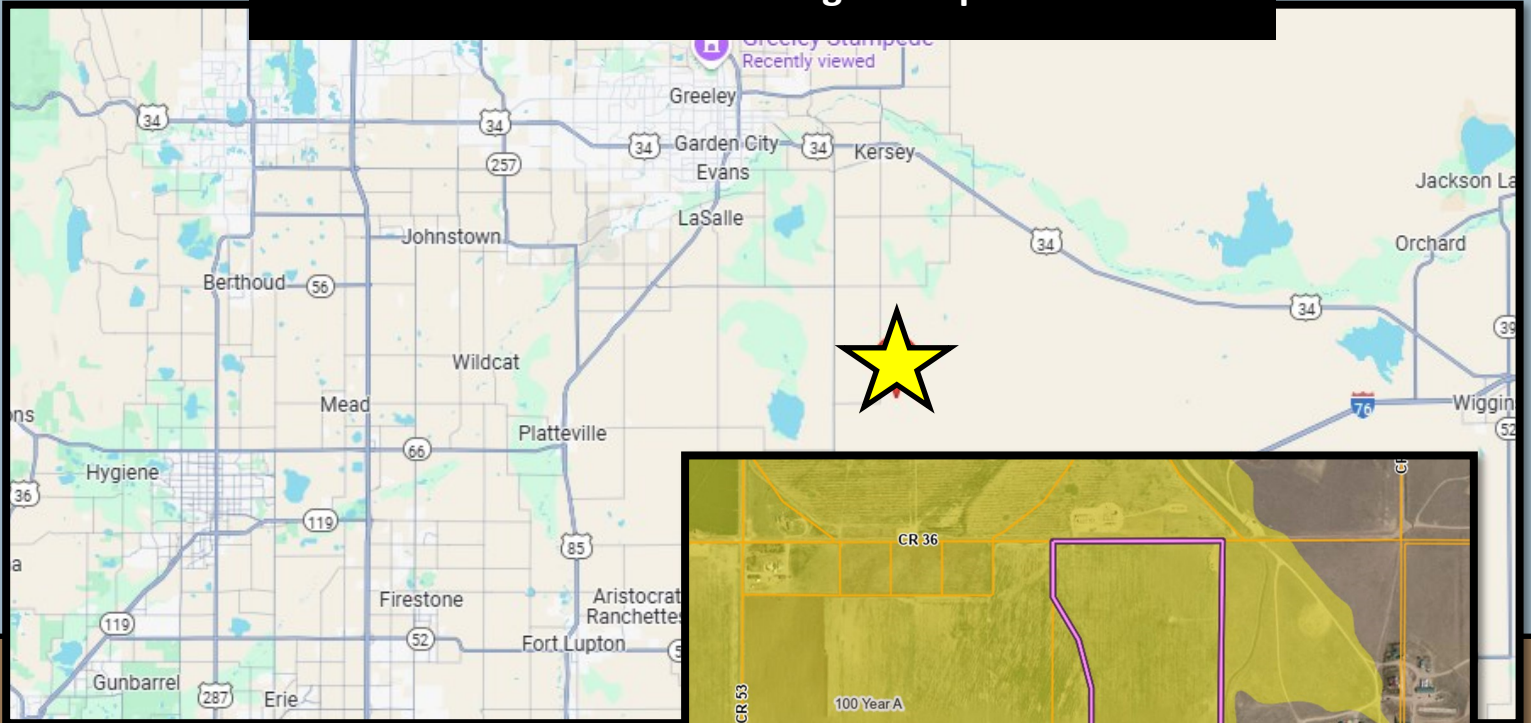
3050 67th Avenue, Greeley, CO

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



Take CR 49 to CR 36 and go east past CR 53









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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.