



AGPROfessionals DEVELOPERS OF AGRICULTURE



\$1,250,000

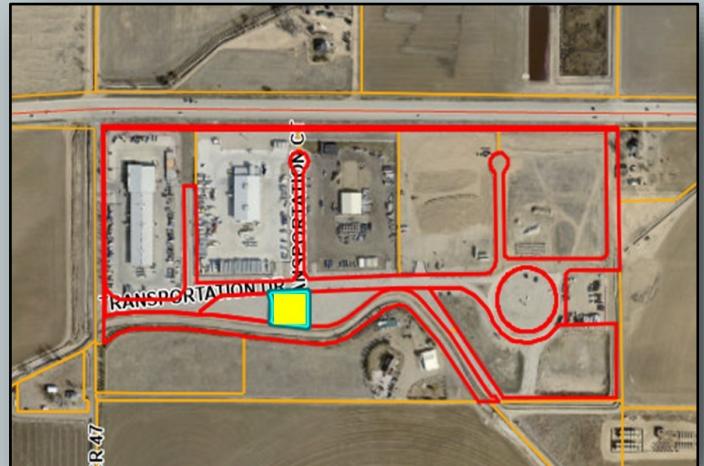
Highway 34 at CR 47, Greeley, CO

0.81 acres zoned I-3 Heavy Industrial. Excellent access from Hwy 34 at the Peterbilt dealership east of Greeley. Fully fenced with 4-rail pipe. Weld County Code allows uses such as Industrial/manufacturing plants, processing facilities, outdoor storage, transportation companies and transloading operations, and Solar energy facilities (SEF's), and telecommunication towers.

Legal: Outlot A HWY 34 Transportation Center RPLT identified by Weld County Assessor Parcel No. 096124202008 containing 0.81 acres more or less

Taxes: \$67/2025

Seller will retain 100% of the owned oil, gas, and mineral rights



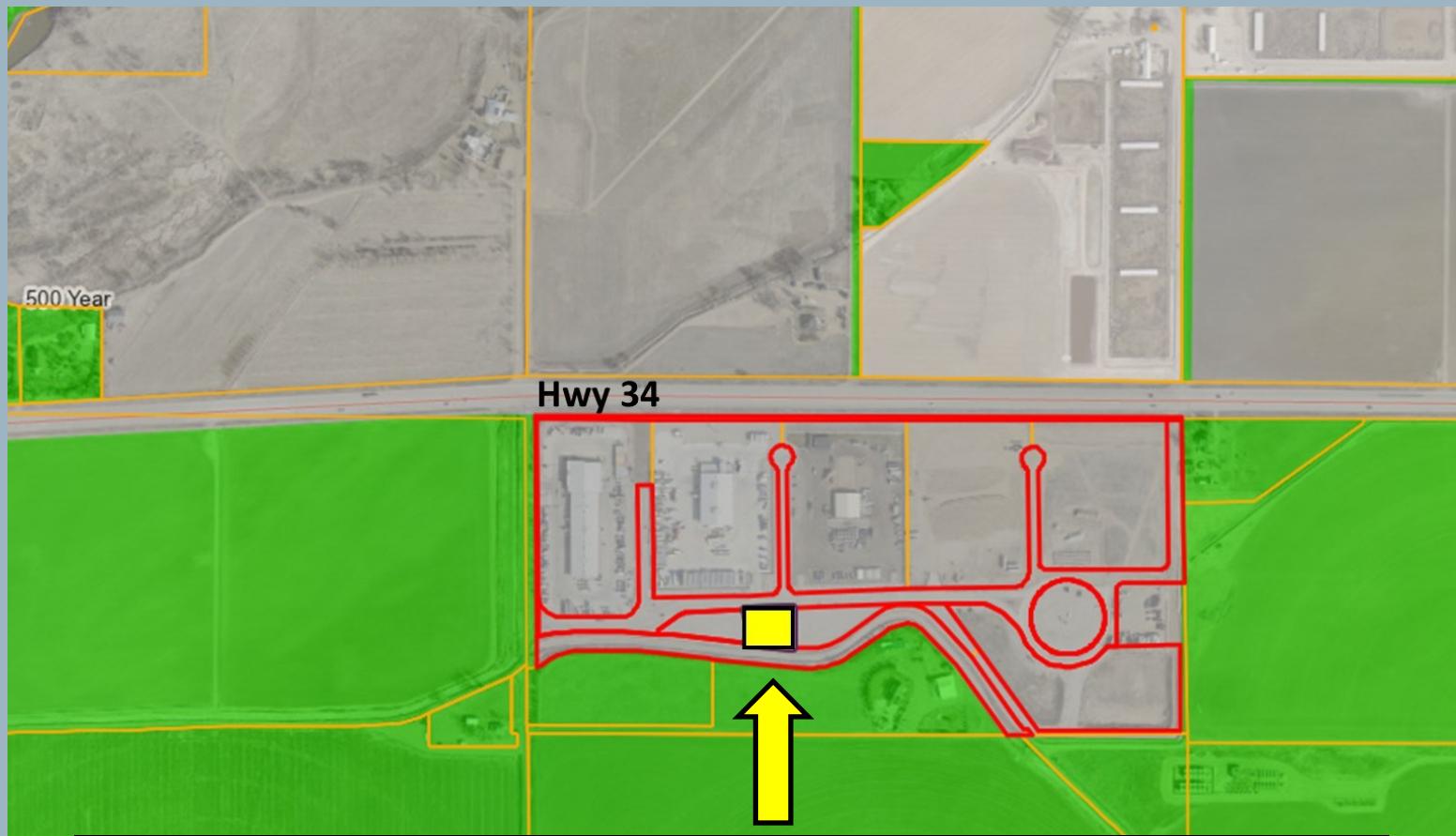
**RYAN
HOSTETLER**
Accredited Land Consultant

AGPROS.COM

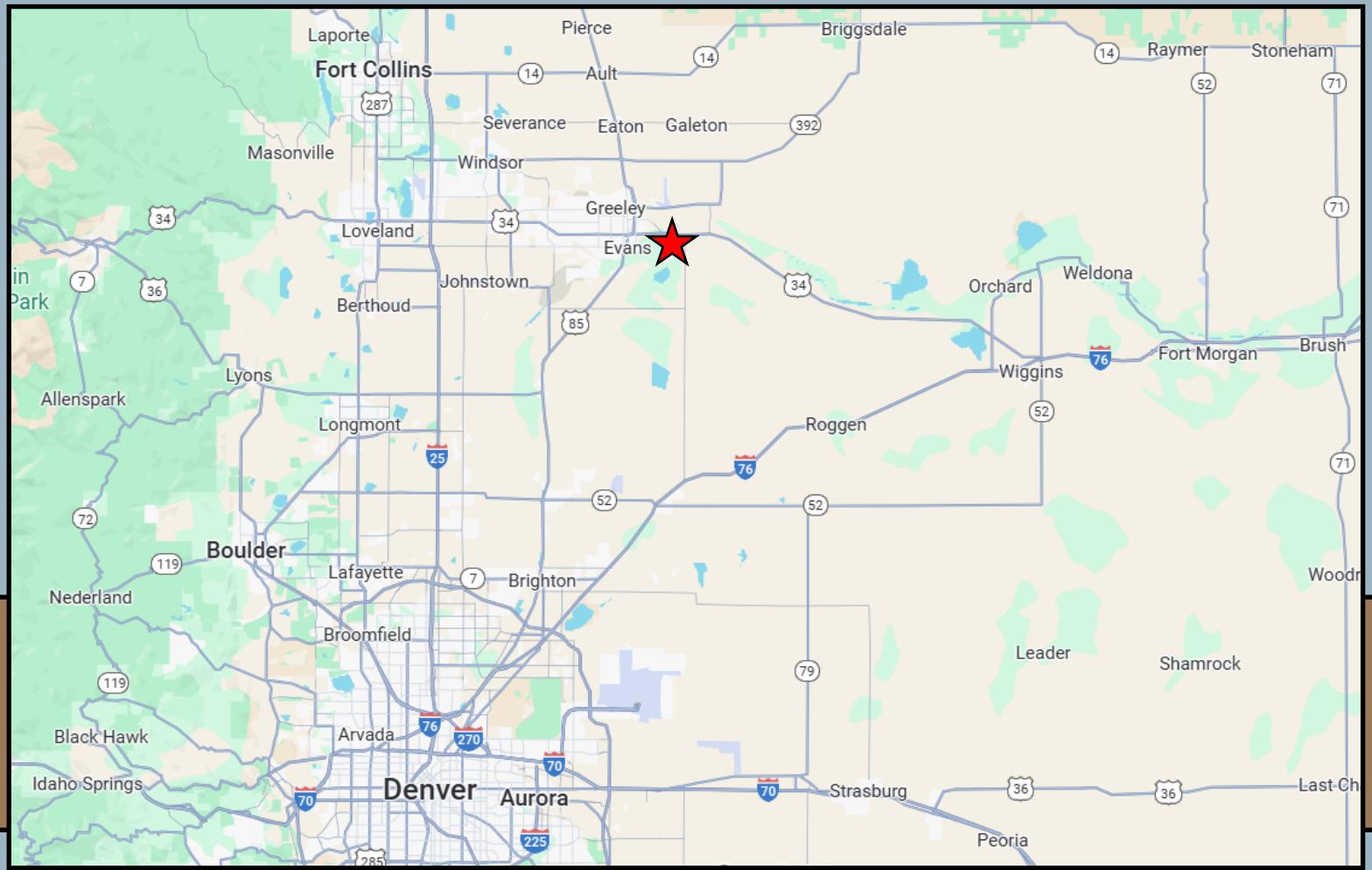
3050 67th Avenue, Greeley, CO

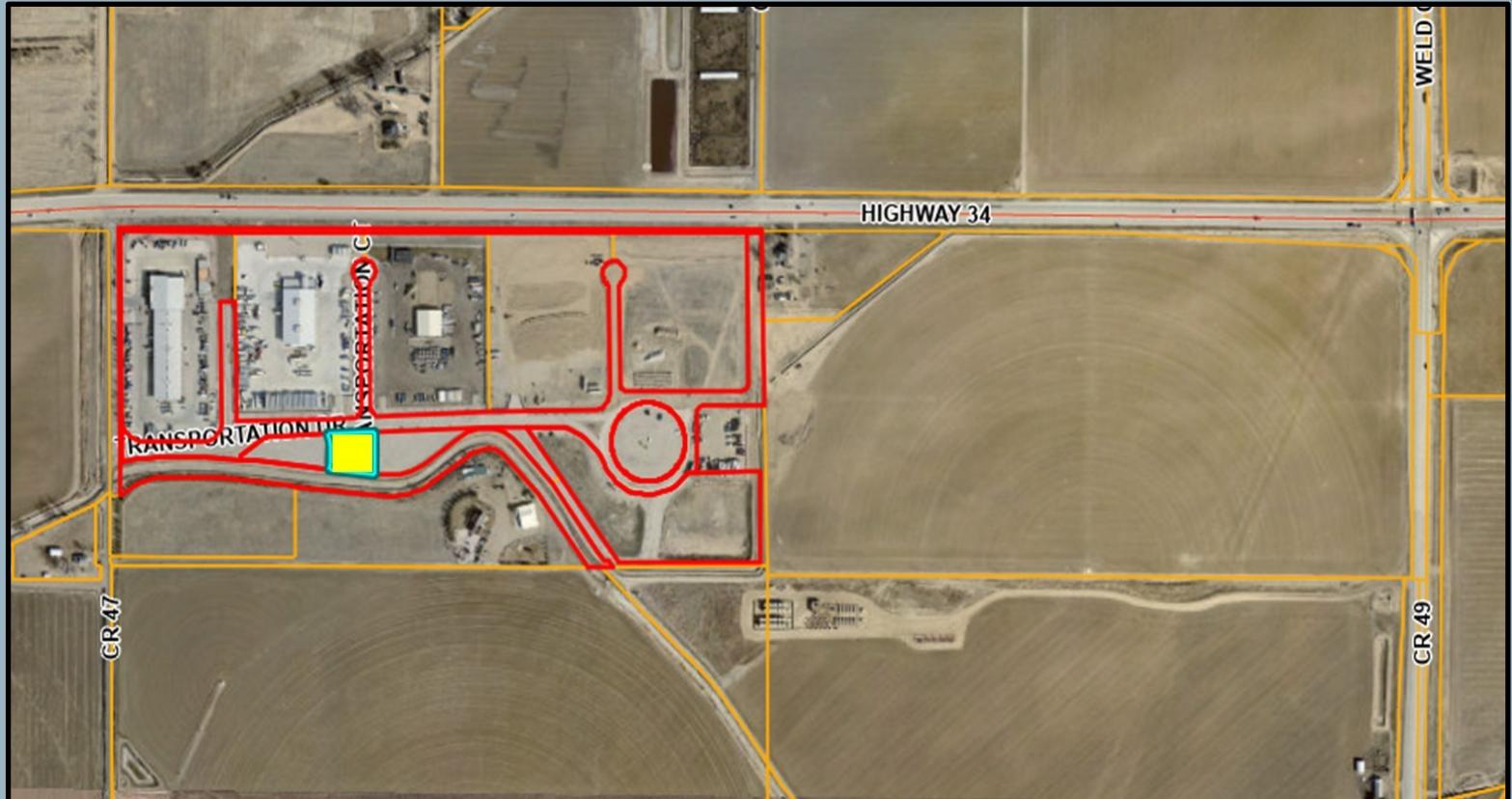
303.883.7080 **Ryan@Agpros.com**

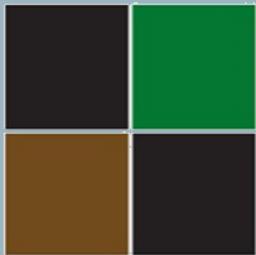
The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.



From Hwy 34 east of Greeley, south on CR 47, east on CR 47 1/2







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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.