



AGPROprofessionals
DEVELOPERS OF AGRICULTURE

Irrigated Farmland

\$534,250



Property Overview

Property	+/- 53 acres (estimated) of irrigated farmland in Ft. Lupton, CO. From Hwy 52 in Ft. Lupton take Hwy 85 North for three miles to County Road 18 ½. Take County Road 18 ½ East for 2 ½ miles. The parcel lies on the left (North side) of County Road 18 ½. Signs will be posted.
Location	Property is subject to a Recorded Exemption. Part of the Northwest ¼ of Section 21, Township 2 North, Range 66 West; excluding the part outside the recorded exemption.
Taxes	*2015 Taxes for entire parcel were \$764.16. Subject to change after Recorded Exemption.
Additional	This property would make an excellent home site or investment property. Included with the sale are three side roll sprinklers and 15 Shares of Fulton water. Great mountain views and the proximity to the South Platte River offers abundant water and feed nearby for duck and goose hunting. Oil and Gas Rights are excluded.



Presented by:



RYAN HOSTETLER, ALC
Accredited Land Consultant

3050 67th Avenue, Ste. 200
Greeley, CO 80634

720.684.4111 direct
303.883.7080 cell
ryan@agpros.com

NOTICE TO PROSPECTIVE PURCHASERS: The information contained herein has either been given to us by the owner or obtained from sources we deem reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. AGPROfessionals, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. AGPROfessionals, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the sale of subject property.