



**AGPRO**professionals  
DEVELOPERS OF AGRICULTURE

# Dry Farmland

(29519 County Road 16 ½)

**\$425,000**



## Property Overview

<b>Property</b>	+/- 23.18 acres of farmland with shop and living quarters in Keenesburg, CO. From Interstate 76 in Keenesburg, turn South on North Market Street to East Woodward Avenue. Take East Woodward Avenue (County Road 16 ½) east for two miles. Parcel lies on the north side of County Road 16 ½. Signs will be posted.
<b>Location</b>	Located in Part of the Northeast ¼ (Sparrow Farms Annex), excluding Lot A and B RE-3297 and RE-3792 of Section 25, Township 2 North, Range 64 West.
<b>Taxes</b>	2015 = \$583.64
<b>Additional</b>	Very nice acreage close to Keenesburg with a huge shop for living and working. In floor heat in the main shop area and the residence. The shop is insulated as well. Large overhead doors to accommodate large vehicles. Easy access to the front range via I-76. Current crops will be retained by seller. Oil and Gas Rights are excluded.



*Presented by:*



**RYAN HOSTETLER, ALC**  
Accredited Land Consultant

3050 67<sup>th</sup> 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.