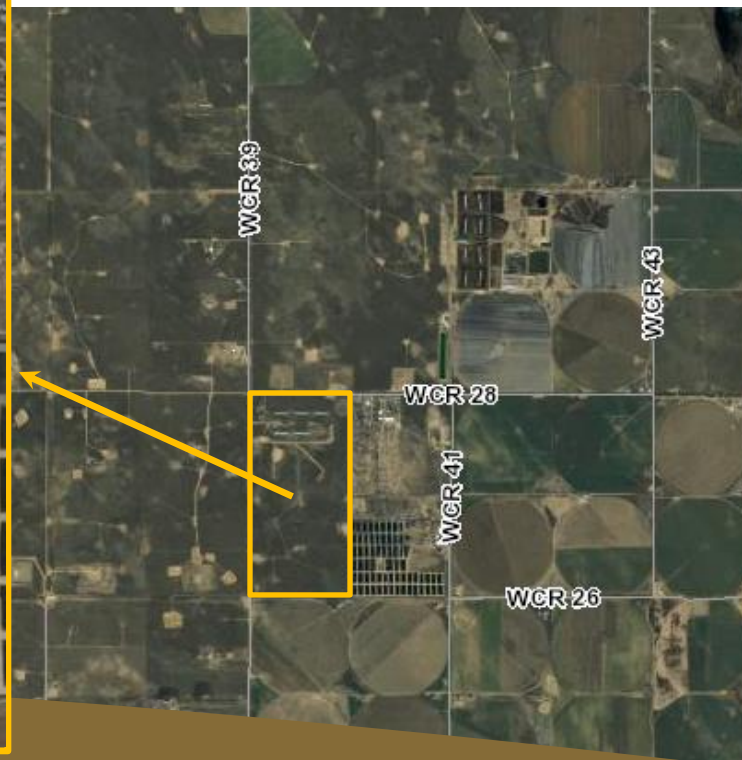


AGPROprofessionals
DEVELOPERS OF AGRICULTURE

+/- 40 – 80 Ac Heavy Industrial Sites for Sale



Parcel 1: \$871,000
Parcel 2A: \$871,000
Parcel 2B: \$450,000
Parcel 3: \$450,000
Parcel 5: \$450,000



Property Overview

19028 CR 28, Platteville, CO

Property	Up to +/- 240 acres in 5 parcels available for purchase. Parcels can be purchased individually or collectively. Includes single family residence, 5 shop & equipment buildings, and 3 vacant poultry barns. Residence is served by well/septic and is tenant occupied.
Location	9 miles east of Platteville, CO. Northwest 1/4 and the South 1/2 of the Southwest 1/4, Section 32, Township 3 North, Range 65 West of the 6 th P.M.
Utilities	Electricity & natural gas to Parcel 1. Parcels 2, 2a, and 3 have overhead power along internal access road. 3 phase capability with up to 5 megawatts to all parcels. Water well permits: 76983F, 76984F, 76985F, 78468F.
Features	Heavy Industrial (I-3) zoning. Frontage on County Road 28. Centrally located in the Wattenburg Oil Field. New gravel surface internal access road.



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.



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