



# AGPROfessionals

DEVELOPERS OF AGRICULTURE

## 90 County Road 55

Keenesburg, CO 80643



**\$650,000**

± 70 Acres

Presented by:  
RYAN HOSTETLER, ALC  
Accredited Land Consultant



3050 67<sup>th</sup> Avenue, Suite 200  
Greeley, CO 80634

(720) 684-4111 : O  
(303) 883-7080 : M  
RYAN@AGPROS.COM



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## PROPERTY SUMMARY

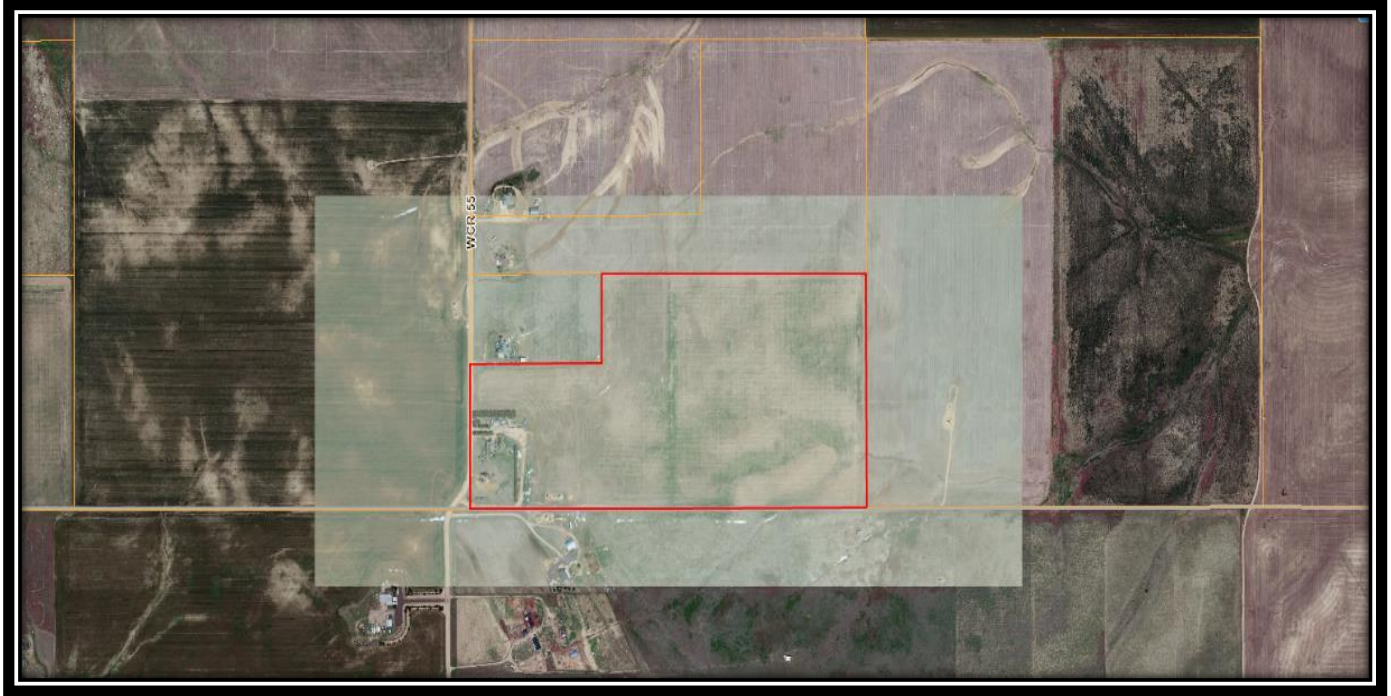
Come enjoy exquisite mountain views from this wonderful, updated, Cape Cod style home situated on +/- 69 acres. The main floor of 1,600 square feet features a newer kitchen, upgraded appliances, large master bedroom with 5-piece bath and a second bedroom.

The 900-square foot upper level features 2 additional bedrooms and a living room area. The basement is a full 1,600 square feet currently being used for storage but ready for your customization.

The two detached garages on the property provide ample space to start new projects and electricity has already been run for an additional shop or horse barn.

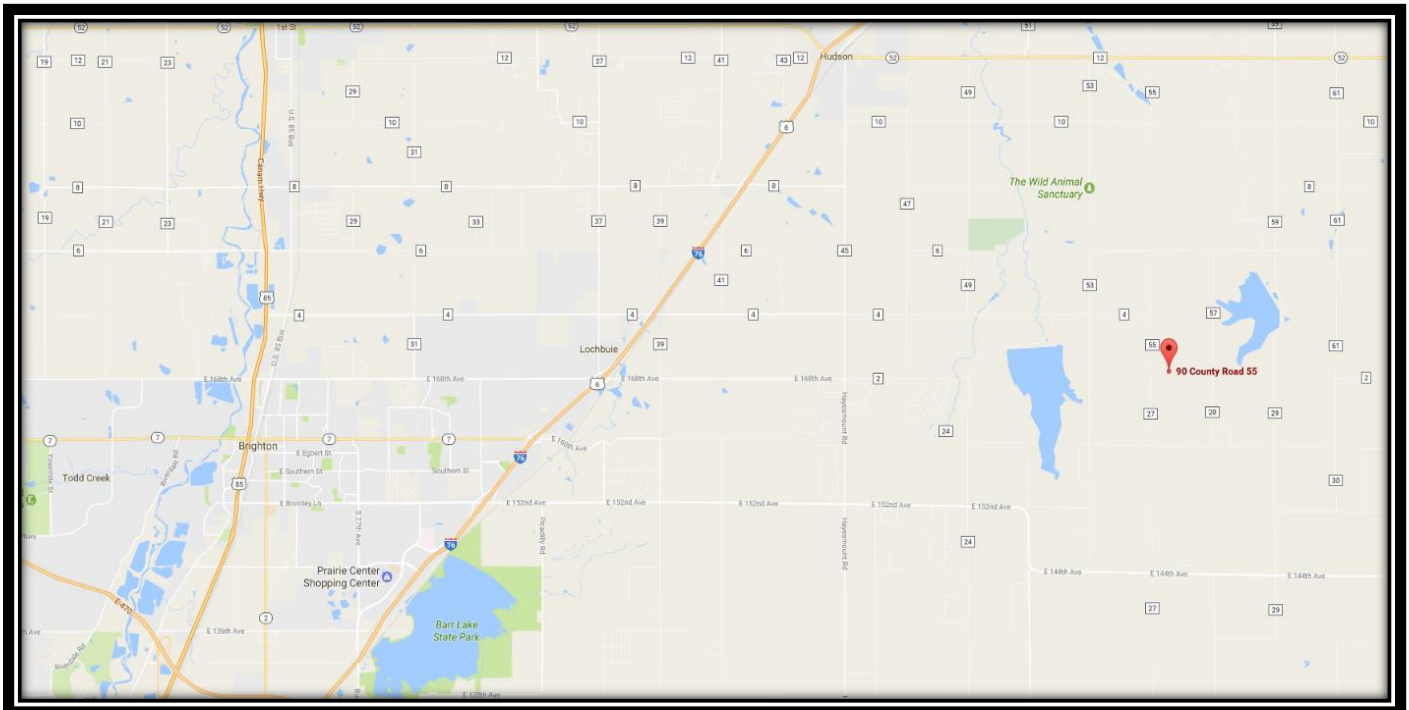
This parcel is conveniently located just north of Adams County and minutes from I-76 allowing you the serenity of country living with the conveniences of the city.

## AERIAL MAP



## LOCATION

From Hwy 85, take Hwy 52 east past Hudson about 15 miles to CR 55, then south









# HOUSE

Bedrooms..... 4  
 Bathrooms.....3  
 Garage.....5  
 Total Sq. Ft .....4,104  
 Year Built.....1996  
 Style.....1 ½ Story  
 Construction..... Brick  
 Floors..... Carpet/Tile  
 Heating.....Forced Air  
 Cooling.....Central Air  
 HOA.....None  
 Parcel..... R4684107

**Inclusions:** Dishwasher, Garage Door Opener,  
 Stove, Oven, Microwave, and Window Coverings  
 and Treatments.





# HOUSE (cont.)





## ADDITIONAL SERVICES OF AGPROFESSIONALS

**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 for Lobbying at the local, State & Federal level in Colorado, Nevada & Wyoming.

**Real Estate:** Our in-house brokers are licensed in CO, KS, MT, NE, NM, NV, SD 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.

*"A Leader in Agricultural Development Since 1996"*