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**28835 Highway 52**  
**Keenesburg, CO**  
**+/-82.2 acres**

**DESCRIPTION:** Irrigated acreage situated along Hwy 52 south of Keenesburg, across from Weld Central High School. Comprehensive plan calls for Hwy Commercial. Water and Sewer are on the property. 60-90 days to annex into Keenesburg. Prime for a gas station/truck stop and other commercial opportunities.

**LOCATION:** South of Keenesburg to Hwy 52. Property is across from Weld Central High School

**MINERALS:** Seller shall retain all mineral rights

**WATER:** 78.29 Bonded acre rights within the Henrylyn Irrigation District

**ZONED:** Ag

**TAXES:** \$411/2017

**LEGAL:** Lot B of Corrected Recorded Exemption No. RE-3930, being part of the Southeast 1/4 of Section 2, Township 1 North, Range

**\$1,750,000**



**RYAN  
HOSTETLER**  
ACCREDITED LAND CONSULTANT

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