

# AGPROfessionals

DEVELOPERS OF AGRICULTURE

## Vacant Land

**CR 86 & CR 29**  
**Pierce, CO**  
**\$119,900**

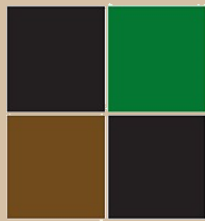
- 3 acres m/l
- Beautiful views
- Ready for development
- Buyer will need to purchase a North Weld Water tap
- Taxes: TBD
- From Hwy 85 north of Pierce, west on CR 86 about 3.5 miles



**RYAN  
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ACCREDITED LAND CONSULTANT

**AGPROS.COM**  
3050 67th Avenue, Greeley, CO  
**720.684.4111**



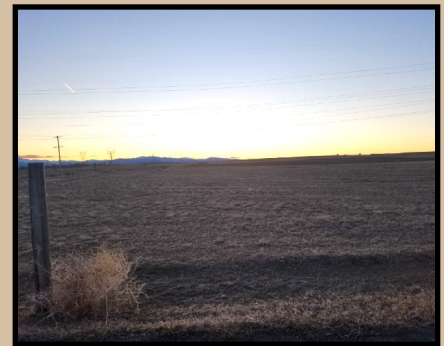
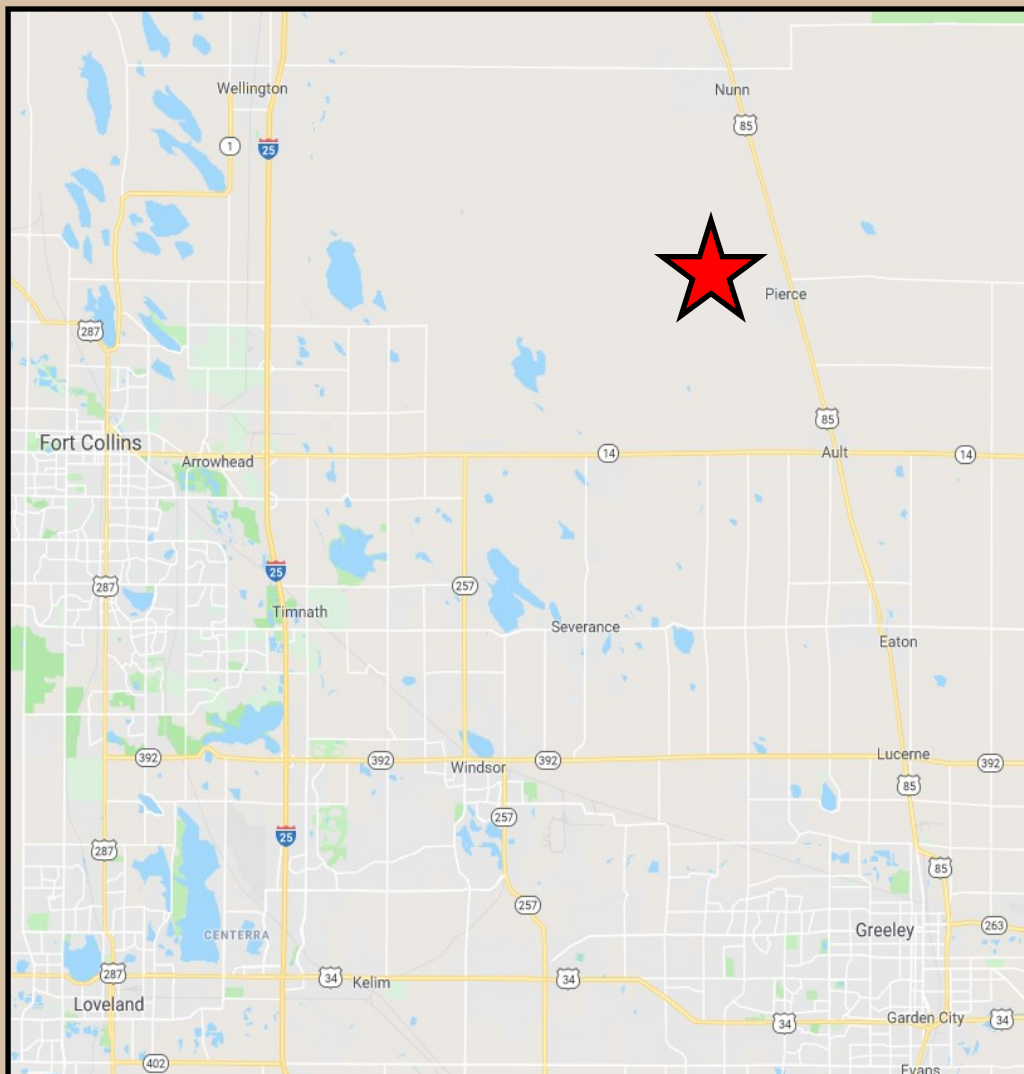


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### LOCATION

Pierce is located approximately 75 miles north of the Denver metro area and an hour and a half from Denver International Airport via Highway 85. Pierce has a current population of less than 1,000 people. It is a predominantly agricultural community with a less than 30 minute commute to Greeley, Fort Collins and Cheyenne. The landscape and climate are continental with warm, dry spring and summer days punctuated by occasional heavy thunderstorms. Winters are variable with alternating cold spells and mild periods. Wind chill can make winter weather more severe. First freeze is end of September, last is mid-May. The mountains decorate the backdrop and the sunsets are breath-taking.



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