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DEVELOPERS OF AGRICULTURE

5420 E. Highway 14

Ft. Collins, CO

\$1,300,000

35 acres (+/-)



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

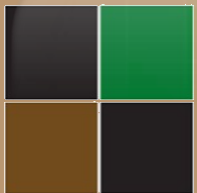
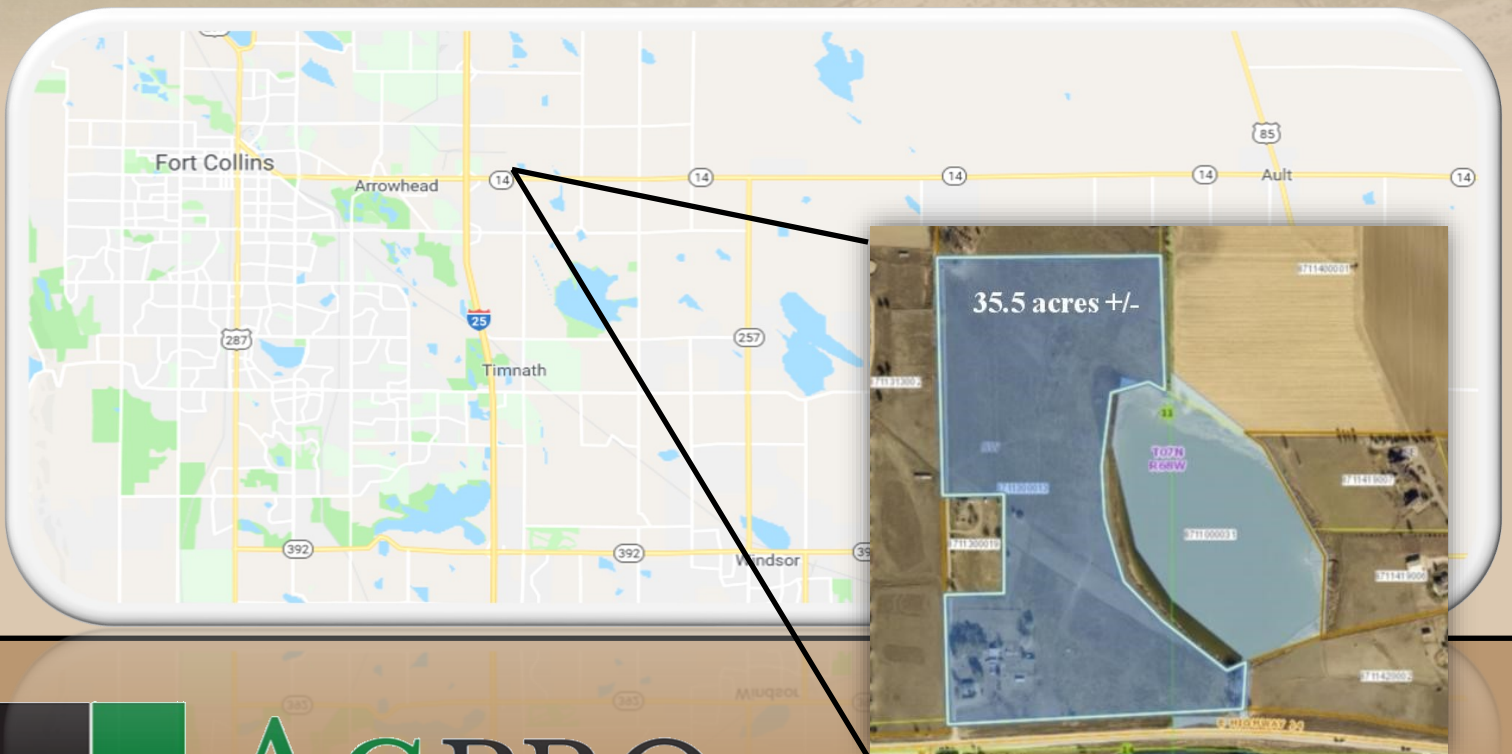
AGPROS.COM

3050 67th Avenue, Greeley, CO

720.684.4111 Ryan@Agpros.com



From I-25, exit Mulberry/Hwy 14 and go east approximately 1.5 miles to Boulder Avenue and north.



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35 +/- acre horse property on a lake within 15 minutes of downtown Fort Collins!

This tract has excellent potential for creating additional homesites on the hill overlooking the lake and mountains.



Legal: Part of Section 11, Township 7 North, Range 68 West of the 6th P.M. Larimer County Assessor Parcel No. 8711300013

Taxes: \$2,106/2018

Water Provider: A municipal tap serves the property

Utilities: PV REA Electric, Propane, Septic and East Larimer County Water District

HOUSE

Bedrooms: 5
Bathrooms: 2
Total SF: 2,504 sf
1,252 sf Main
1,252 sf Basement
Year Built: 1964
Remodeled: 2018
Style: Ranch
Construction: Wood Frame
Floors: Wood/Carpet/Tile
Heating: Forced Air
Cooling: Central Air
Parcel ID: # 8711300013

Inclusions: Dishwasher
Built-in Microwave
Range
Refrigerator

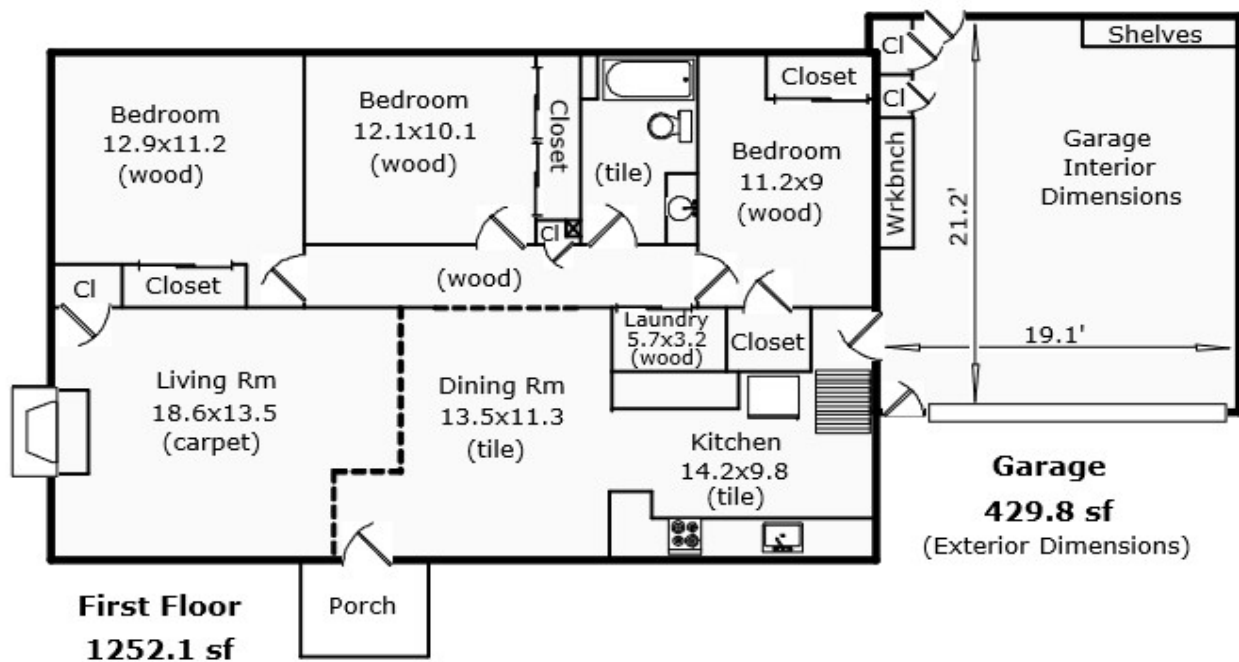
Exclusions: Cell Tower & Lease



This fully updated and remodeled ranch-style home boasts 5 bedrooms, 2 baths and a 2 car garage. The kitchen, bathrooms and interior have all been updated and remodeled. Interior features include a brand new, updated kitchen with new appliances, quartz countertops and 39" cabinets. All flooring in the home is new and the house has a new on-demand water heater and new windows throughout. Seller will provide a landscape allowance to the buyer.

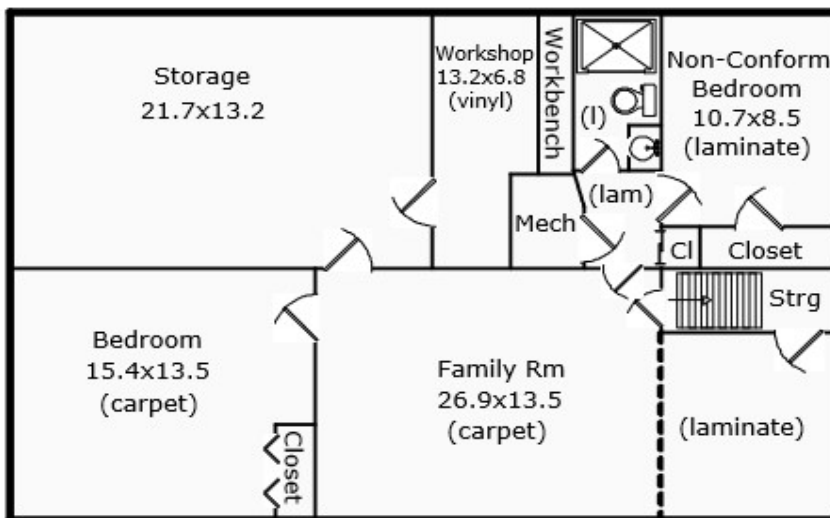


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5420 E. Highway 14
Fort Collins, CO
Total Sq Ft: 2504
Total Finished Sq Ft: 2161
Finished w/out bsmnt: 1252
Basement Sq Ft: 1252
Basement Finish: 73%

Basement
1252.1 sf



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Exterior Improvements



| | |
|--------------|-----------|
| Corral | 33,768 sf |
| Shop | 1,130 sf |
| Loafing Shed | 744 sf |
| Loafing Shed | 422 sf |
| Loafing Shed | 240 sf |
| Shed | 140 sf |
| Shed | 96 sf |

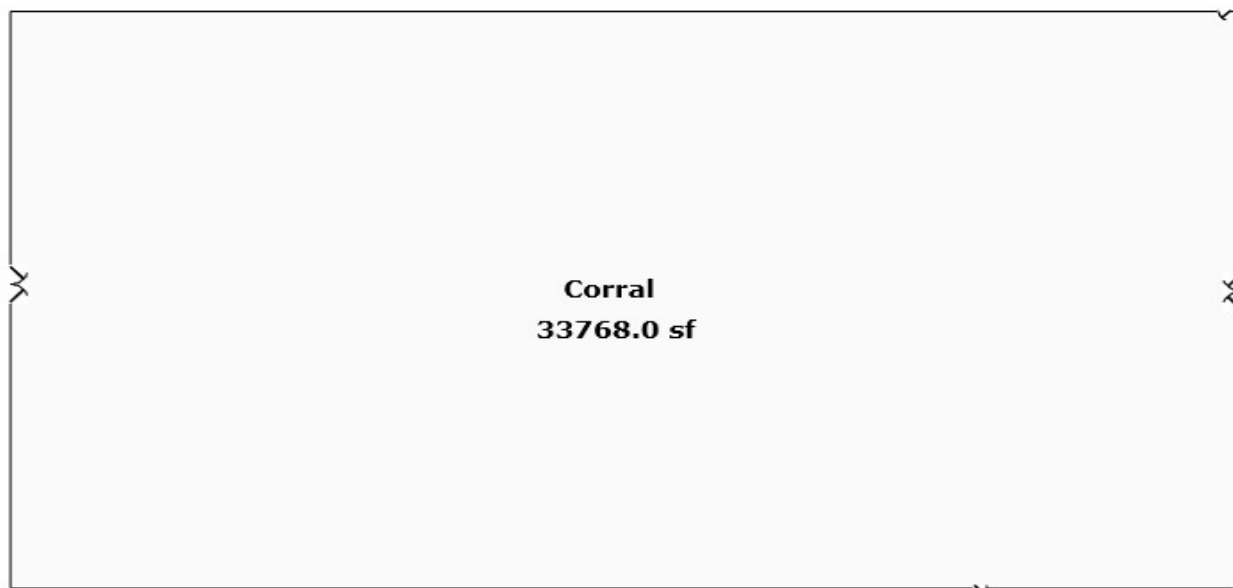


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Fully fenced horse property with a 135' x 250' riding arena, stables, corrals, horse shelters, shop and several outbuildings.

The horse corrals have automatic waterers and lights.





Scope of Work is on our website
www.appraisaldimensions.com
 04/04/2019



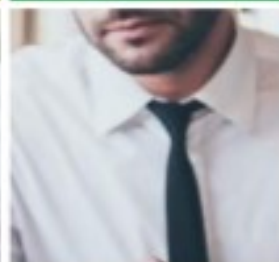
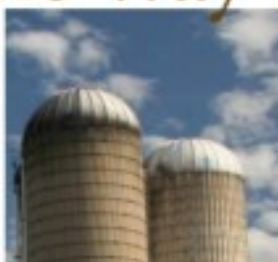
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Side by Side... Every Step of the Way

*We are passionate
about Agriculture*



Everything from A to Z...

- Real Estate & Site Selection
- Legislative, Public Relations & Community Outreach
- Land Planning & Permitting
- Surveying & Geotechnical Testing
- Civil, Structural & Agricultural Engineering
- Financial Planning & Construction Management
- Environmental & Agronomy Consulting



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