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DEVELOPERS OF AGRICULTURE



45001 County Road 57

Ault, CO

\$2,500,000

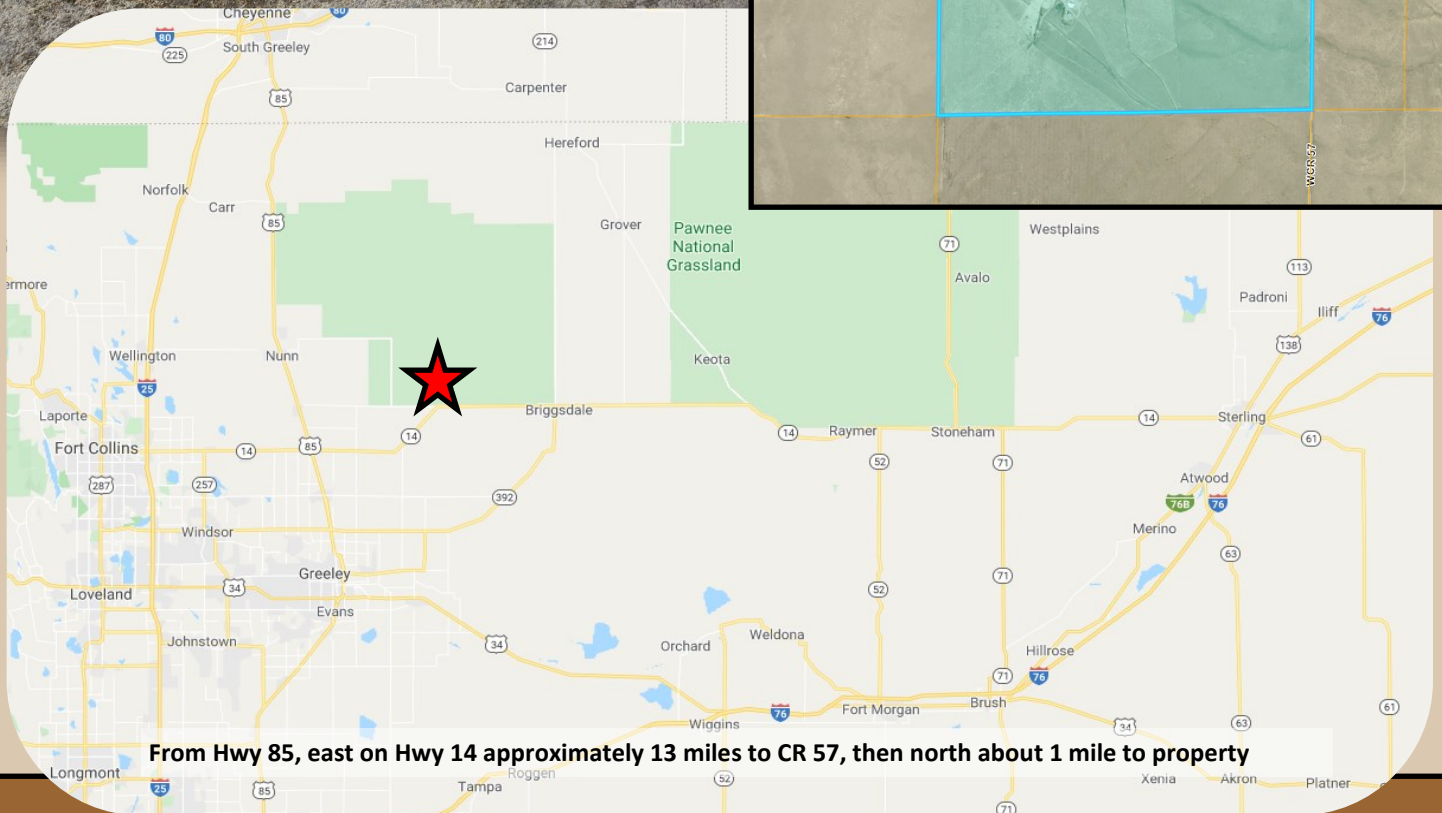
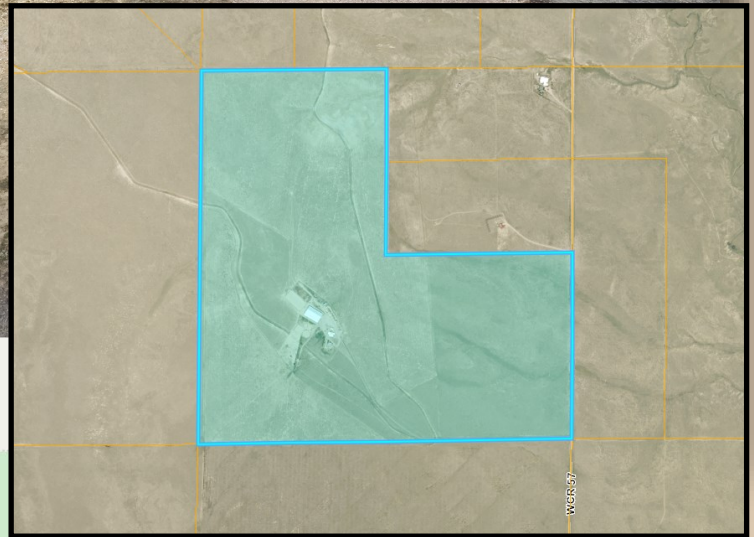
Ranch with Horse Facility

- 480 acres +/-
- Main barn w/ 12 stalls
- Heated Tack Storage
- Vet/Breeding Area with hot water
- 110' x 225' Indoor Arena
- Second Barn with 7 Box Stalls
- 110' Cutting Pen
- 110' Square Pen
- 60' Round Pen
- 105' x 300' Outdoor Arena
- Labor Apartment

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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From Hwy 85, east on Hwy 14 approximately 13 miles to CR 57, then north about 1 mile to property



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Comments: Beautiful Ranch featuring a 5-bed/4-bath home with 4,000+ sf and 3 car garage. Property boasts a professionally designed horse facility with views from Wyoming to Pikes Peak. The main barn includes 12 stalls, heated tack storage, labor apartment, vet/breeding area with hot water, and an impressive 110' X 225' indoor arena. A second barn adds 7 box stalls. 110' solid walled cutting pen, 110' square pen, 60' round pen and a 150' X 300' outdoor arena. Nearby Pawnee Grasslands provide unlimited riding in a peaceful and serene setting.

Legal: The South 1/2 and the Northwest 1/4 of Section 15, Township 8 North, Range 64 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 054915000006 and containing 480 acres more or less

Taxes: \$4,858/2019

Water: 2 Wells #170532, #168545

All oil, gas and mineral rights are excluded











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ADDITIONAL SERVICES

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 at the local, State & Federal level in Colorado and Nevada.

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

