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ADVOCATING FOR CLIENTS SINCE 1997

## *19700 County Road 96, Pierce CO*



This rural three-bedroom, one bath home and shop are located northeast of Pierce, CO. The property was previously used as a commercial feedlot. Three parcels will be selling with a total of 3-acre feet of water and improvements. There is an office building with bathroom, and 2 sets of cattle working facilities, nice pens for horses and an old milk barn that can house livestock indoors. The sale also includes a 3,850 sq ft shop with 3 overhead doors, concrete floor and electric, located across CR 96 to the north. The property cannot be used as a commercial feeding operation without obtaining a substitute water supply plan. Water is available to feed 2,000 head annually. The seller will be retaining the commercial water for the feedlot.

***\$775,000***

**RYAN**

**HOSTETLER**

*Accredited Land Consultant*

**AGPROS.COM**

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**Ryan@agpros.com**



*44 acres +/-*



**Taxes:** \$1,573.40/2023

**Legal Descriptions:**

Lot B of Recorded Exemption No. 0551-08-01 RECX15-0021 being part of the Northeast quarter of Section 8, Township 8 North, Range 65 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 055108100002 containing 40.56 acres more or less

Lot A of Recorded Exemption No. 0551-08-01 RECX15-0021 being part of the Northeast quarter of Section 8, Township 8 North, Range 65 West of the 5th P.M. Identified by Weld County Assessor Parcel No. 055108100001 containing 2.81 acres more or less

Part of the Southeast quarter of the Southeast quarter of Section 5, Township 8 North, Range 65 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 055105000019 containing 1.5 acres more or less

**All oil, gas, and mineral rights are excluded**

*The information contained in this brochure is from reliable sources and is believed to be correct but is NOT guaranteed.*



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## Improvements

- **Pens:** 33 pens used for feeding cattle, processing and hospital areas, and cattle receiving and shipping. Features enough pen space for about 8,000 head with nearly 4,900 lineal feet of bunk. 60% wood plank with wood rails and 40% concrete bunk with a management rail and top rail. Water is distributed throughout the lot by approximately 31 tanks. There are 7 feed alleys with drover alleys dividing the adjacent pens. Sorting, shipping and receiving pens and alleys are located on the north side of the lot.

**Processing Barn:** 1,000 sf pole frame building with metal roof and Bowman hydraulic chute and alley.

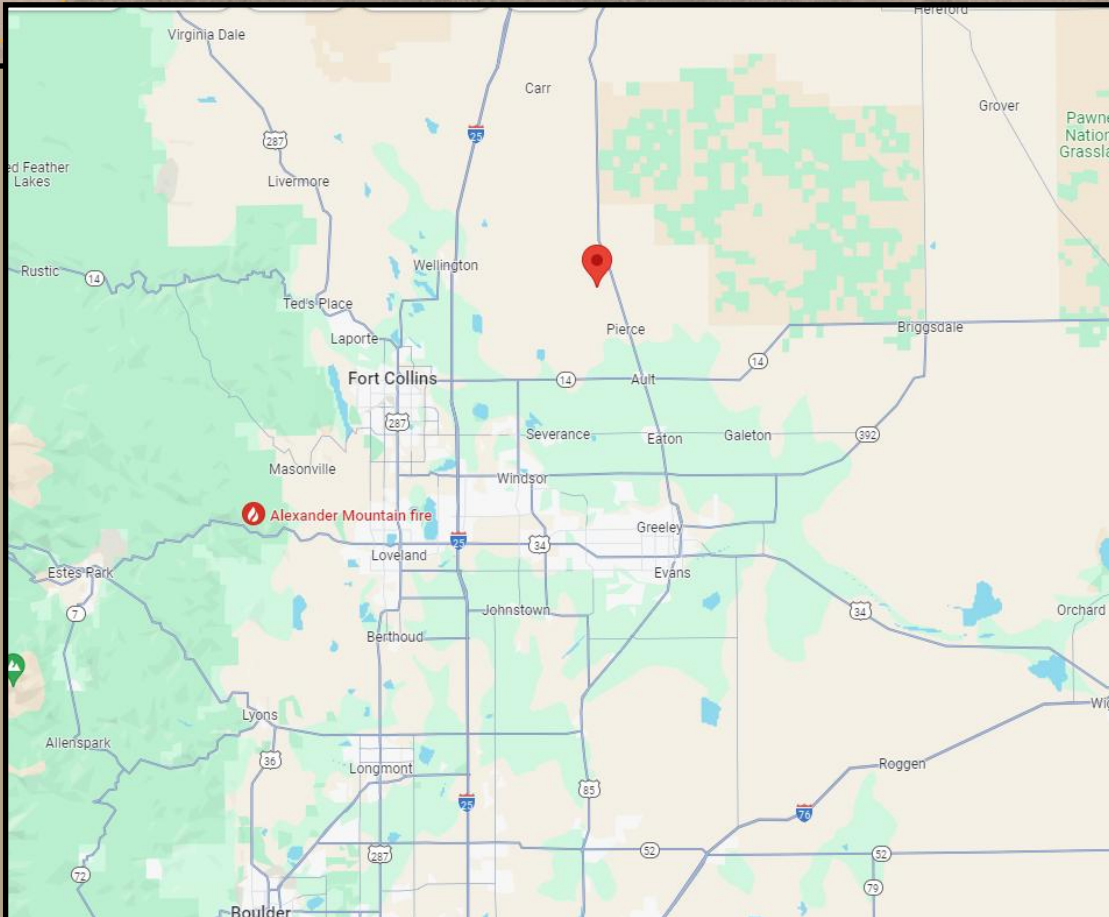
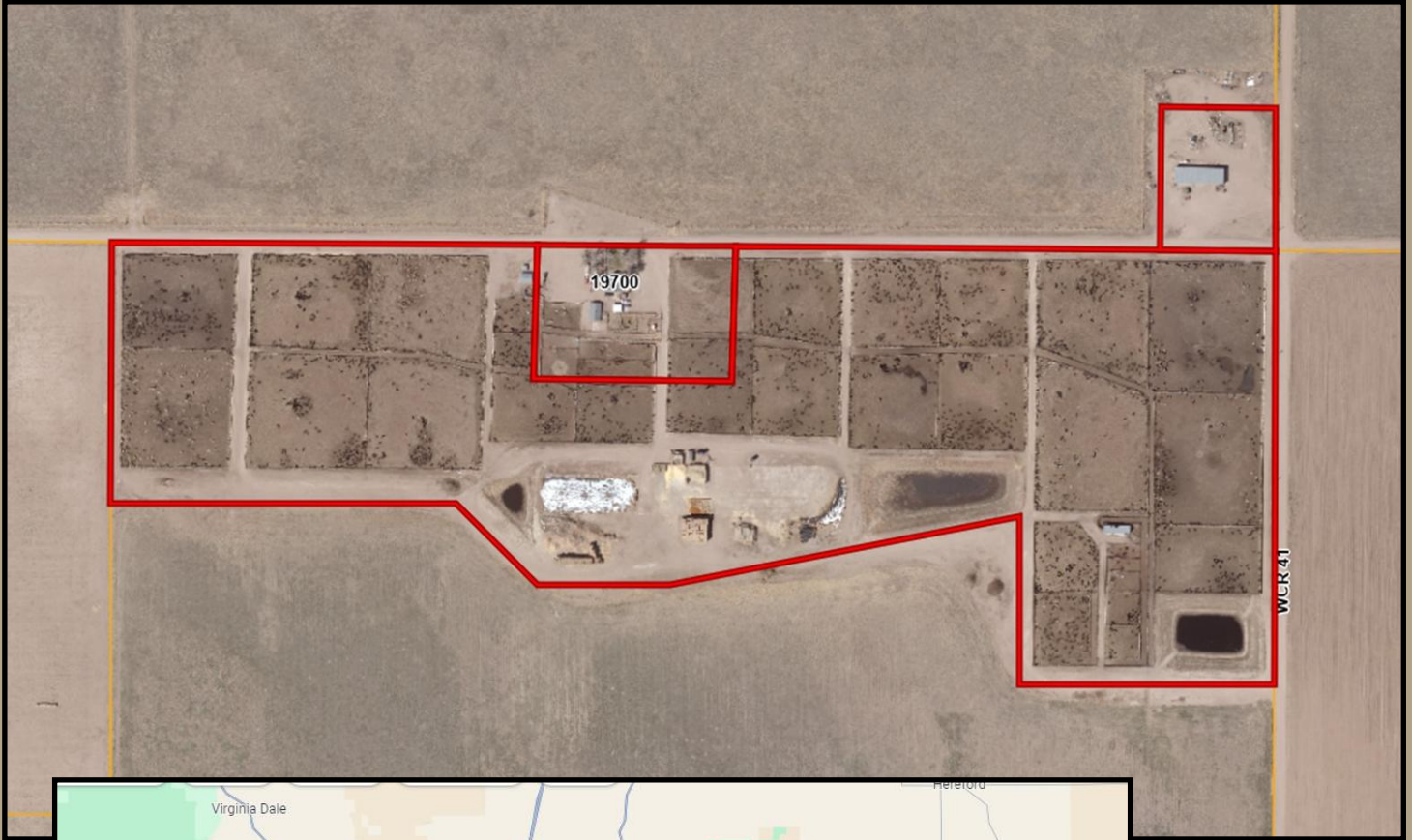
**Commodity Shed:** 850 sf concrete bays, a 45'X 60' brewers pit and a 31,000 + sf concrete silage pad.

**Shop:** Located on the 1.50-acre tract on the north side of CR 96. This is a 3,850 sf building with one partition, built with a heavy metal frame structure and metal exterior. Building features concrete foundation and floor, a grease pit, 3 overhead doors on the south and 2 on the east, heat, electric, halogen lighting, and insulation.

**Office:** This is an old dairy barn consisting of 1,344 sf. Two thirds of the building is the original horse barn, with the northern third of the building being a remodeled office with tile floor, heat, dry wall, insulation, and a small restroom.

**Dwelling:** Built in the 1930's. Exterior has been completely redone to vertical metal siding. One and a half story building with 3 bedrooms and 1 bath with forced air heat.





From Hwy 85 north of Pierce, east on CR 96 approximately 1.3 miles

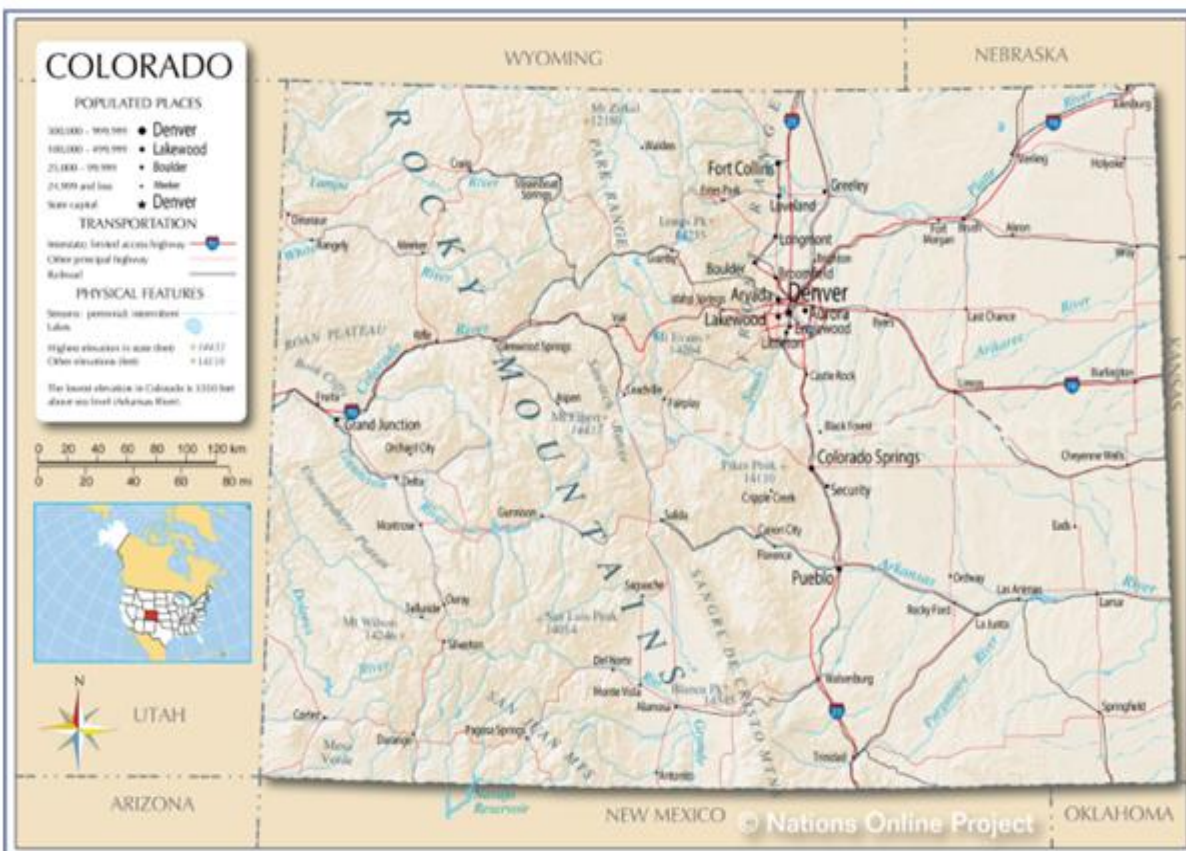
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Pierce is part of Weld County, and is located north of Denver and east of Fort Collins - close enough to enjoy big-city amenities, but far enough away to experience quaint small-town living. We are the region's economic hub, offering a rich agricultural heritage, top-notch healthcare facilities, room to grow and easy access to Denver International Airport and many large throughfares.



Northern Colorado gets the benefit of four glorious seasons, with moderate temperatures and low humidity. The region receives about 15 inches of rain and 47 inches of snow per year, with more than 300 days of sunshine annually. Throughout most of the area, moderate snowfalls are normally short-lived and snow doesn't linger, while the mountains and Estes Park receive plenty of snowfall all winter. Summer brings hot days and mild nights with the occasional afternoon thunderstorm. With 300 days of sunshine, snow-capped mountains, idyllic lakes and clear-running rivers, it is hard to deny that this state is a beautiful place to be!



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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, and Federal level in Colorado, Nevada and Idaho.

**Real Estate:** Our in-house brokers 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.