



AGPROfessionals
DEVELOPERS OF AGRICULTURE



\$975,000

15660 County Road 49

Two homes on 66 acres



15658 County Road 49

Two manufactured homes situated on 66 acres. Both feature open floorplans, with four bedrooms, two baths, and over 2,000 square feet of living space each. 15660 was built in 2019, has a primary bath with dual sinks and a full-sized walk-in shower. 15658 was built in 2015 and has a primary bath with dual sinks, a walk-in shower, large soaker tub, and fenced back yard. Both units have ample kitchen storage and center islands. Excellent location on the east side of CR 49 near LaSalle, with easy access to Greeley, Keenesburg, and surrounding areas. Great views of the Front Range!

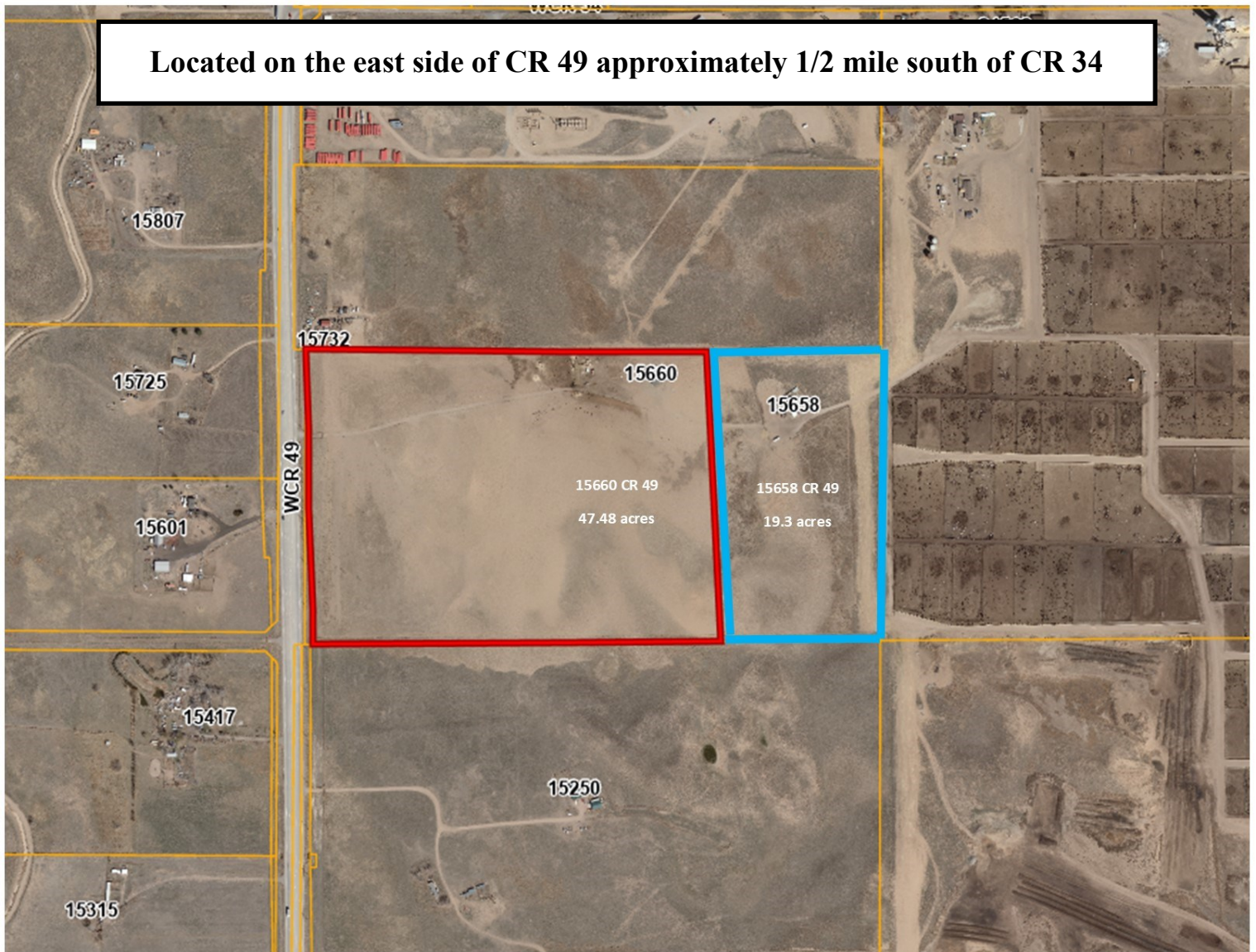
**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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

Located on the east side of CR 49 approximately 1/2 mile south of CR 34



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15660 County Road 49



Taxes: \$165.68/2023

Zoning: Ag

Legal Description: Lot B of Lot Line Adjustment No. LLA22-0029, being part of the South $\frac{1}{2}$, Northwest $\frac{1}{4}$ of Section 18, Township 3 North, Range 64 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 121518200007 containing 47.48 acres more or less. Also known as 15660 CR 49, LaSalle, CO 80645.

Water: Shared well #312837-A

15658 County Road 49



Taxes: \$126.56/2023

Zoning: Ag

Legal Description: Lot A of Lot Line Adjustment No. LLA22-0029, being part of the South $\frac{1}{2}$, Northwest $\frac{1}{4}$ of Section 18, Township 3 North, Range 64 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 121518200006 containing 19.36 acres more or less. Also known as 15658 CR 49, LaSalle, CO 80645.

Water: Shared Well #312837-A





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OUR 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.

