



AGPROprofessionals
DEVELOPERS OF AGRICULTURE

Berthoud, the heart of Northern Colorado



21082 County Road 1, Berthoud, CO 80513

Berthoud, Colorado has become one of the hottest zip codes in the Northern Front Range. Two premiere golf courses are within miles of the property.

The new Buc-ee's gas station is also under construction within a few miles. Being offered for sale is 32 acres adjoining Hwy 56, just 4 miles west of Interstate 25. LGI Homes has a new development just south of the property and many other residential developments are underway in Berthoud. This farm is ready for annexation into the City of Berthoud.

\$8,000,000

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com

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

Life on the Front Range, Berthoud, CO



- Known as the “Garden Spot of Colorado”, Berthoud lies about halfway between Denver and Fort Collins. The Little Thompson River flows just south of town, and the area is made up of endless trees and open spaces.
- Berthoud is poised for growth with growing economic promise, a highly educated workforce, historic business district, excellent schools, and room for new development.
- Residents enjoy Berthoud’s convenient location south of Loveland, and its small-town charm, including tree-lined streets, beautiful parks, and Victorian homes.
- Berthoud is perfect if you’re looking for a small-town feel with easy access to beautiful Colorado recreation including Carter Lake, Pinewood Reservoir, Berthoud Reservoir, and many small fishing lakes like Sunnyslope Reservoir, Newell Lake, Bacon Lake, Welch Reservoir, and Lone Tree Reservoir.
- The Town of Berthoud has several subdivisions being built and is looking to redevelop part of downtown to accommodate more residents. Those new subdivisions and developments will come with a requirement that a variety of housing types be constructed to create more financially attainable housing options, as well as rewriting the development code to improve open space, park involvement & land use types and mixes.
- New regulations will take the environment into consideration with regulations for water efficiencies, pollinator gardens, and planting hundreds of diverse tree species throughout the area.
- Many residents commute to nearby municipalities for work. The community’s main industries focus on aerospace. Ursa Major Technologies and Agile RF Systems both have their headquarters in Berthoud. In addition, there are a variety of long-standing machine shops that service those and other companies. Most of the businesses are in the town’s industrial area.





Diverse property with excellent development opportunity. Berthoud has that small town feel but is poised for advanced economic growth. Located less than 30 miles north of Denver, Northern Colorado is home to a highly cultivated workforce, excellent schools, state of the art manufacturing facilities, and ample job fortuity. Lying just east of the foothills, the area boasts amazing mountain views and close proximity to recreational and leisure activities. The town is expanding quickly, redeveloping part of the downtown area to accommodate more residents and adding new subdivisions of financially attainable housing, while continuing to improve open space and parks, and increasing land use types.



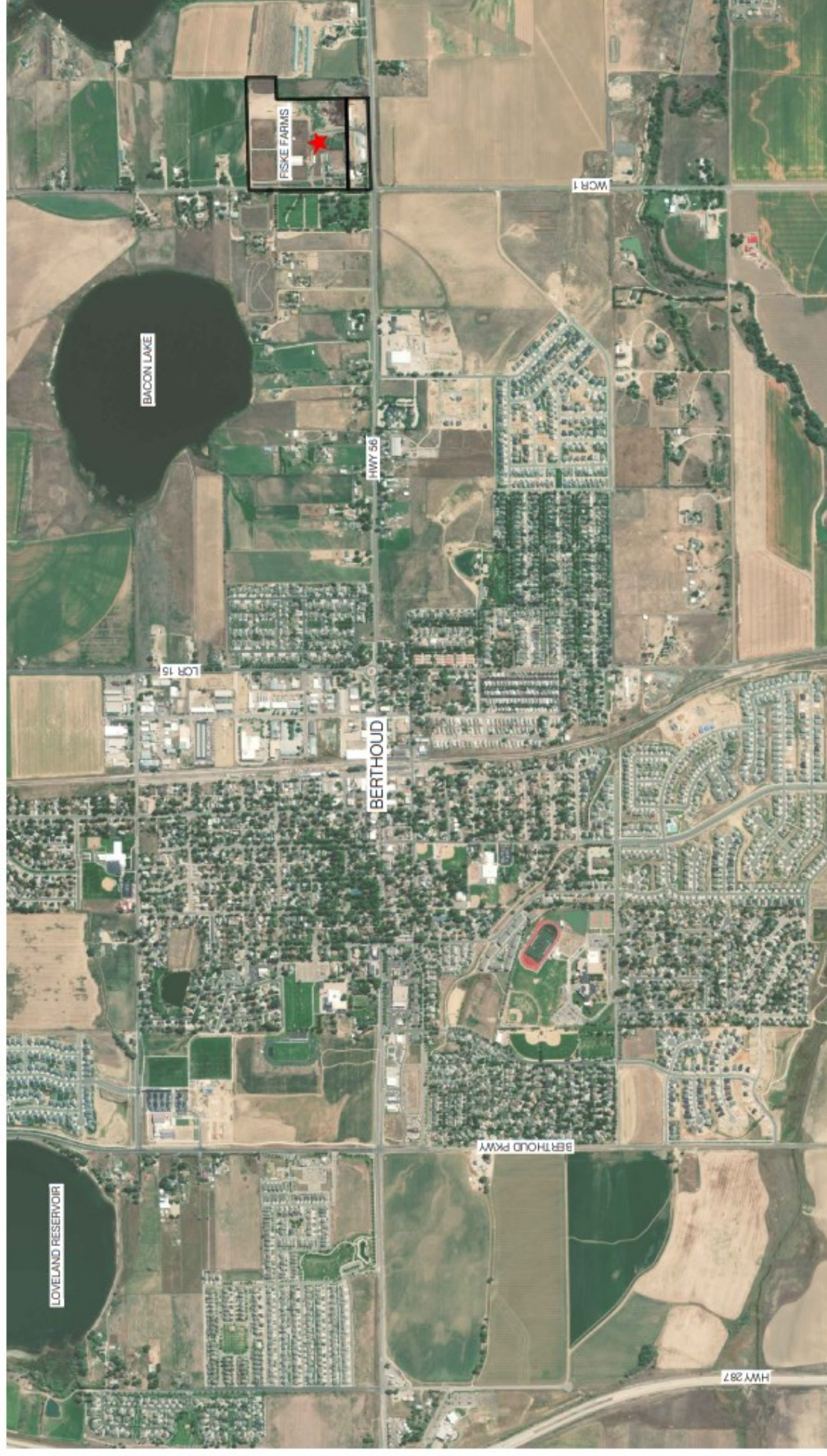


The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

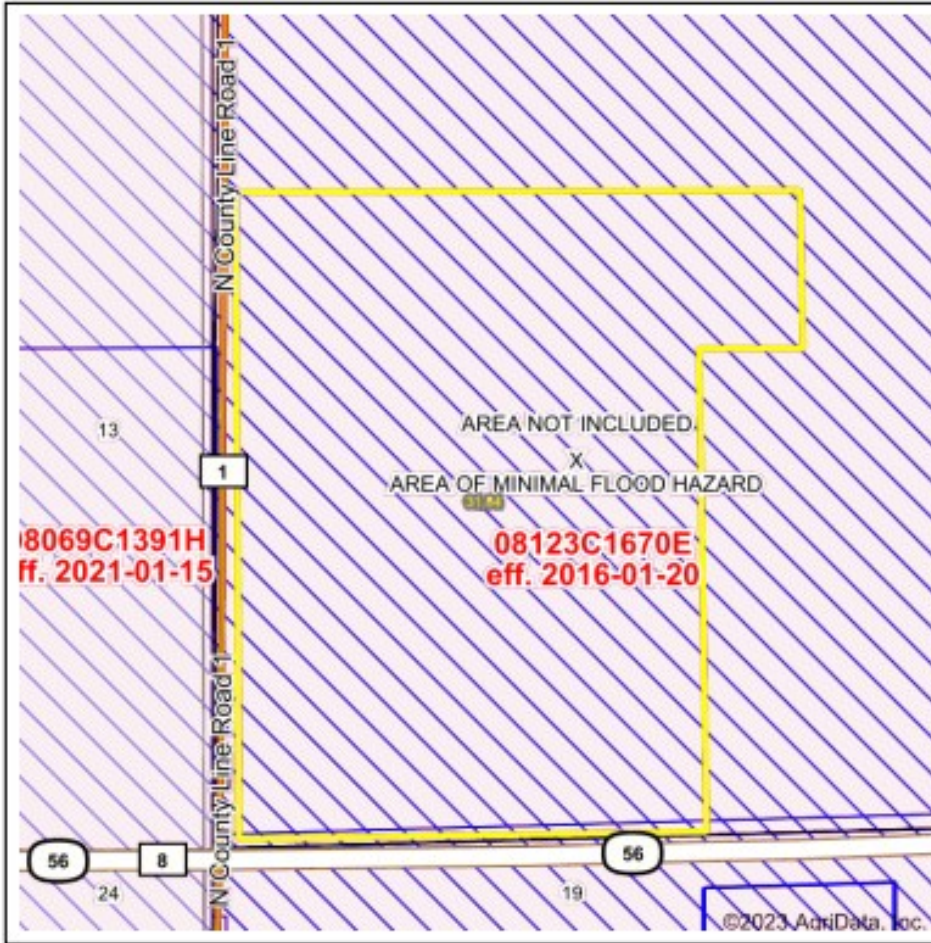
Property Aerial Map



Vicinity Aerial Map



FEMA Report



Map Center: 40° 18' 27, -105° 3' 11.57
 State: CO Acres: 31.84
 County: Weld Date: 7/31/2023
 Location: 18-4N-68W
 Township: Johnstown-Milliken

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
Weld County	080266	Larimer	Regular	31.84	100%
Weld County	080266	Boulder	Regular	31.45	98.8%
Town of Berthoud	080296	Boulder	Regular	0.38	1.2%
WELD COUNTY	080266	Weld	Regular	-31.83	-100.0%
Total				31.84	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

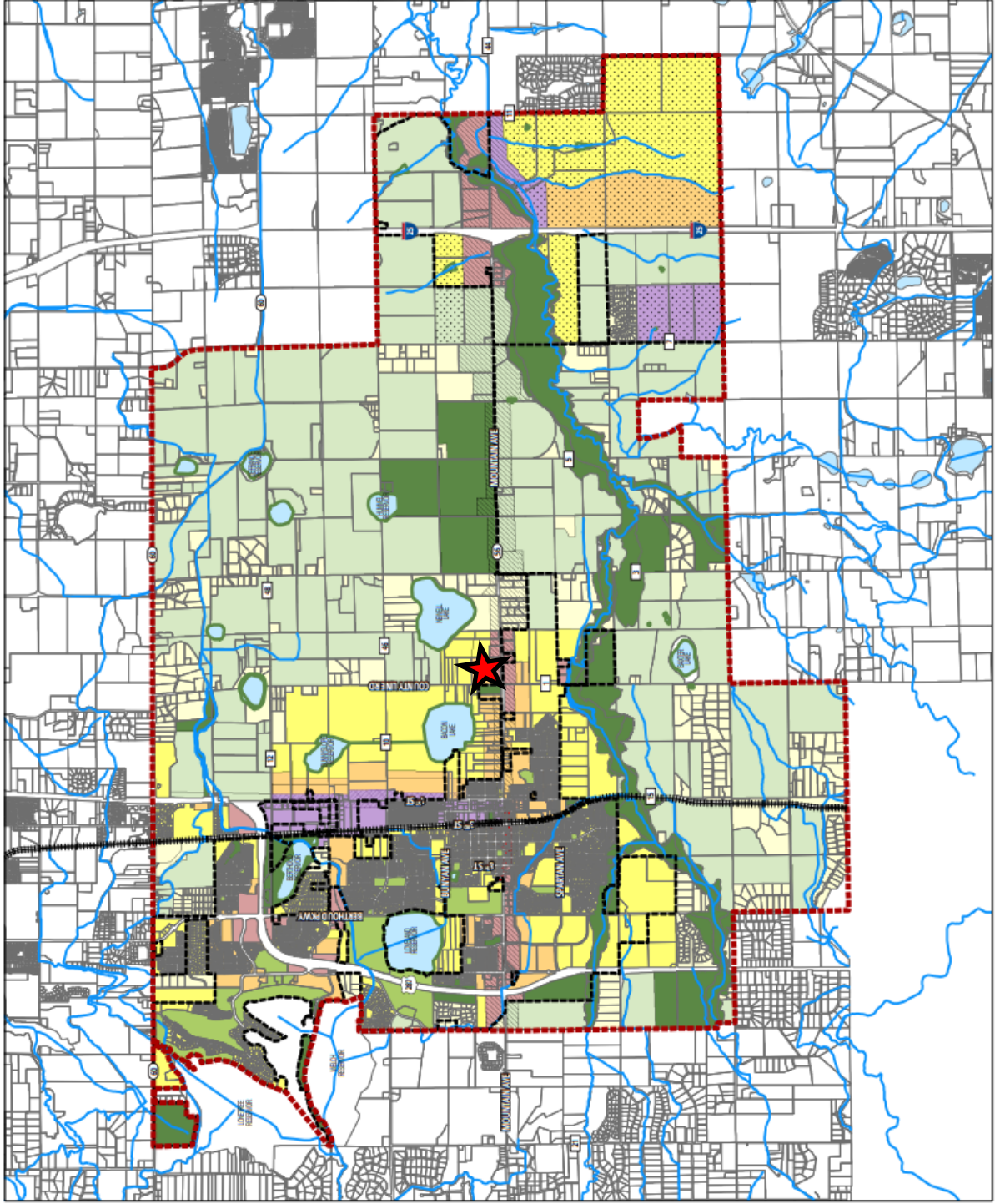
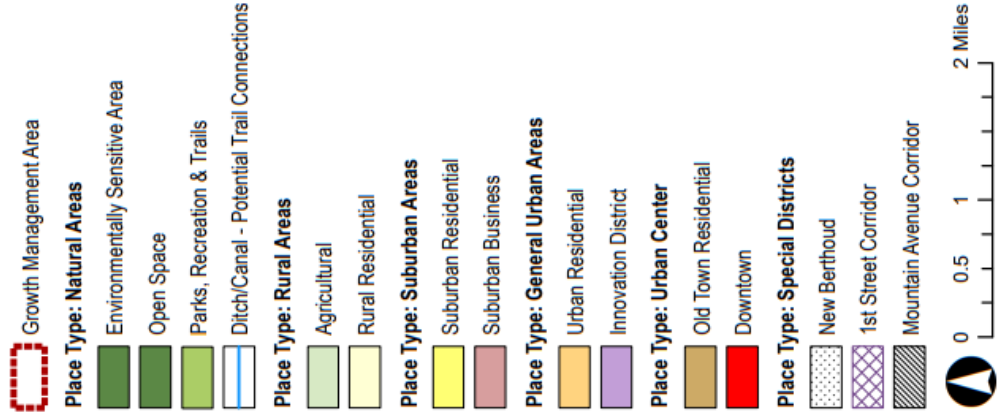
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	31.84	100%
AREA NOT INCLUDED		100-year Floodplain	0.00	0%
Total			31.84	100%

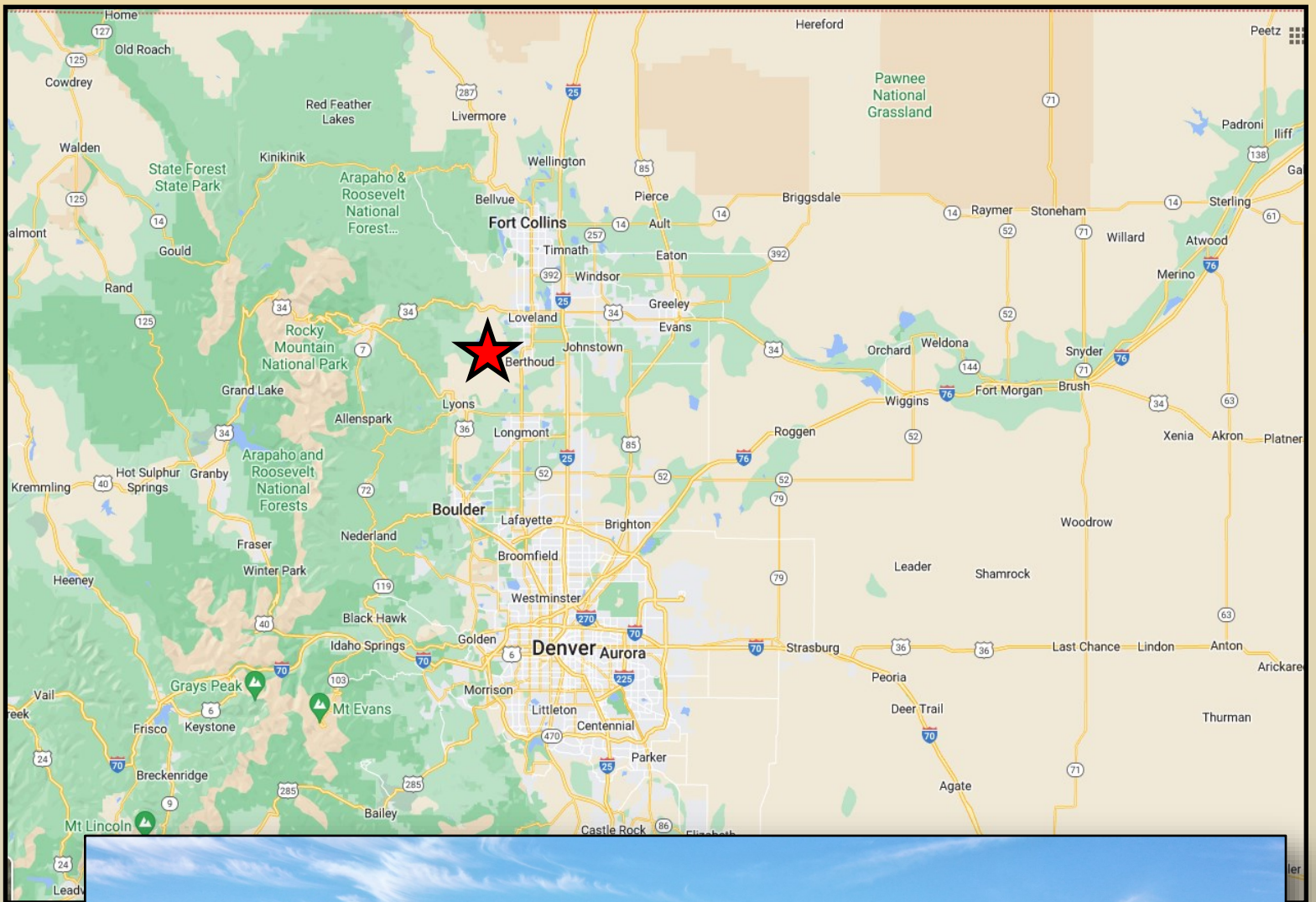
Panel	Effective Date	Acres	Percent
08123C1670E	1/20/2016	31.84	100%
Total		31.84	100%

FUTURE LAND USE PLAN MAP

BERTHOUD COMPREHENSIVE PLAN

Last Revised: September 9, 2021





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

LEGAL DESCRIPTION: All that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 4 North, Range 68 West of the 6th P.M. Weld County, Colorado described as follows: Commencing at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 18, thence East to the East line of said Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$, thence South along said East line 20 rods, thence West $13 \frac{1}{3}$ rods, thence South 48 rods, thence West to the West line of Said Section 18, thence North along said West line 68 rods, more or less to the point to beginning. Together with 3 shares of the Capital Stock of The Sunny Slope Reservoir and $1 \frac{1}{2}$ shares of the Capital Stock of The McIntyre Lateral Ditch Company. Identified by Weld County Assessor Parcel No. 106118000015 containing 27 acres more or less. Also known as 21082 County Road 1, Berthoud, CO, 80513.

A part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado described as follows, to-wit: Commencing at a point on the West line of Section 18, Township 4 North, Range 68 West of the 6th P.M., which point is 68 rods South of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, running thence East $66 \frac{2}{3}$ rods more or less, to land owned by N. Magnuson, thence South along the Magnuson's land 12 rods, thence West $66 \frac{2}{3}$ rods more or less to the West line of Section 18, thence North along the West line of said Section 18, 12 rods to the place of beginning.; together with $\frac{1}{2}$ share of the Capitol Stock of The Sunny Slope Reservoir and $\frac{1}{4}$ share of the Capital Stock of The McIntyre Lateral Ditch Company, and all water rights, ditch rights, and reservoir rights appurtenant to said property. Identified by Weld County Assessor Parcel No. 106118000016 containing 5 acres more or less.

Reserving unto Grantor, any and all gas, oil, and other mineral rights in, on, and under the demised premises.





AGPROfessionals

DEVELOPERS OF AGRICULTURE



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.

