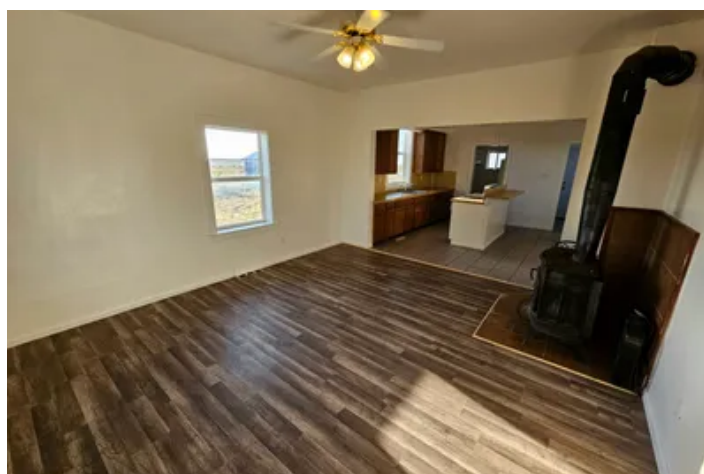


Large 3BR 2BA Updated Home with Outbuildings & Acreage
46488 County Road 74
Briggsdale, CO 80611

\$395,000
35± Acres
Weld County



Large 3BR 2BA Updated Home with Outbuildings & Acreage Briggsdale, CO / Weld County

SUMMARY

Address

46488 County Road 74

City, State Zip

Briggsdale, CO 80611

County

Weld County

Type

Residential Property, Horse Property, Farms, Single Family

Latitude / Longitude

40.5243 / -104.1772

Dwelling Square Feet

1911

Bedrooms / Bathrooms

3 / 2

Acreage

35

Price

\$395,000

Property Website

<https://greatplainslandcompany.com/detail/large-3br-2ba-updated-home-with-outbuildings-acreage-weld-colorado/90471/>



Large 3BR 2BA Updated Home with Outbuildings & Acreage Briggsdale, CO / Weld County

PROPERTY DESCRIPTION

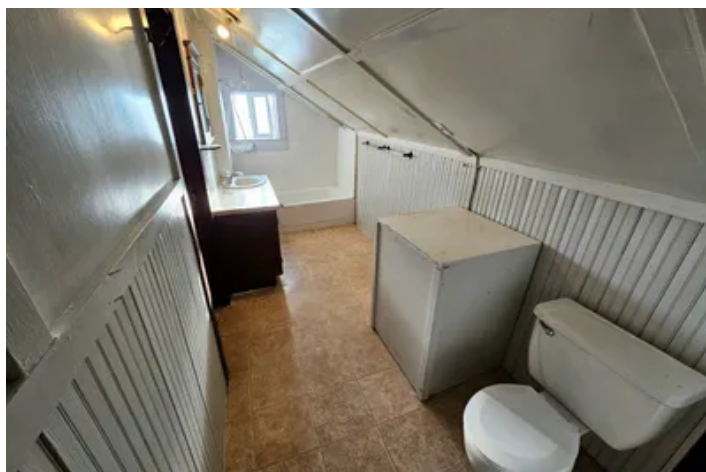
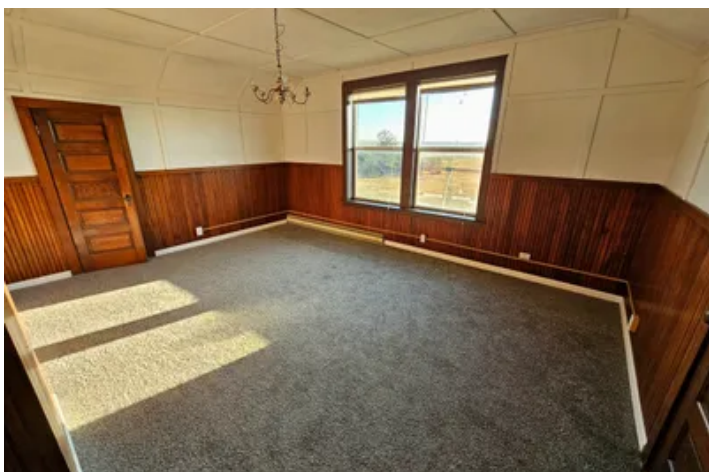
Here is a one-of-a-kind 3BR 2BA farmhouse with a detached oversize 2-car garage and large shop located only a short distance from Greeley, CO. There is a nice blend of recent updated features while also leaving some historic charm. Boasting over 1,911 square feet you will find the main level of the home consists of a living room, kitchen, master bedroom, laundry, and bathroom. On the second floor there are two large bedrooms with walk-in closets and a second bathroom. On each side of the second floor there are walk-out balconies offering amazing views of the surrounding area. In the partial basement you will find plenty of space for storage and a newer hot water heater & furnace. This property could easily be set up for horses, livestock, or 4-H animals as there are numerous water spickets strategically located throughout the improvement site. There are several outbuildings including a large oversize detached 2-car garage, shop, and (2) large usable grain bins. All of the outbuildings have electricity, and the shop has a concrete floor. In the past the (2) large grain bins have been leased out to a local tenant providing a good annual income. Approximately 16 acres of the property have been enrolled into the CRP (Conservation Reserve Program) paying \$21 per acre annually until 2030. The local FSA will need to complete a farm division after closing with the Buyers assuming the existing CRP contract. The exact acreage and boundaries subject to a survey before closing. Additional acreage is available if desired. Contact the listing agent today, and don't miss out on this one-of-a-kind opportunity!

Property Details:

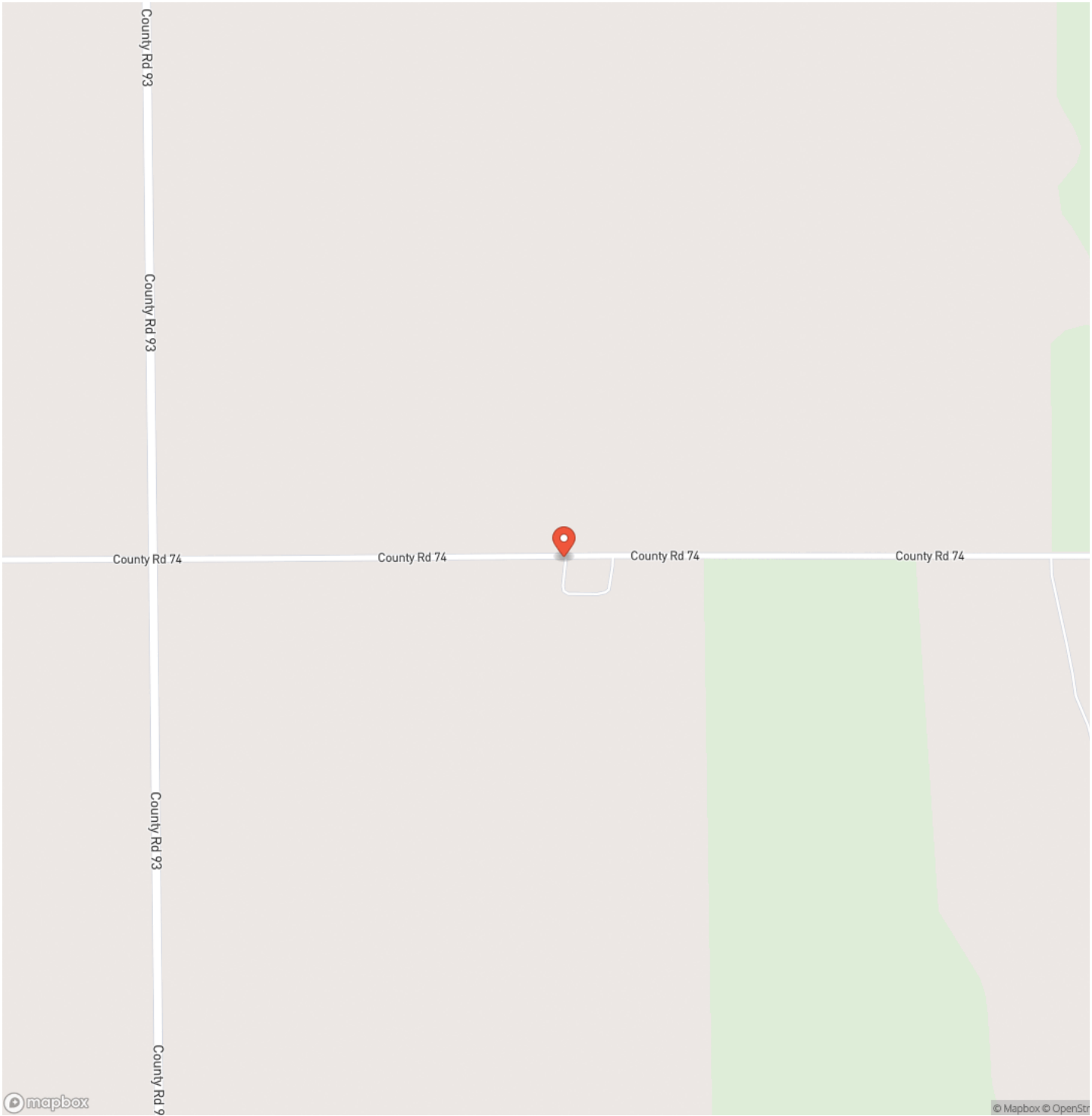
- Located Northeast of Greeley, CO
- 3BR 2BA Farmhouse with 1,911 sq ft
- Recent Updates
- Historic Charm
- Detached Garage & Large Shop
- (2) Large Grain Bins
- Space for Horses, Livestock, or 4-H Animals
- Survey to be Completed before Closing
- CRP Income

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate

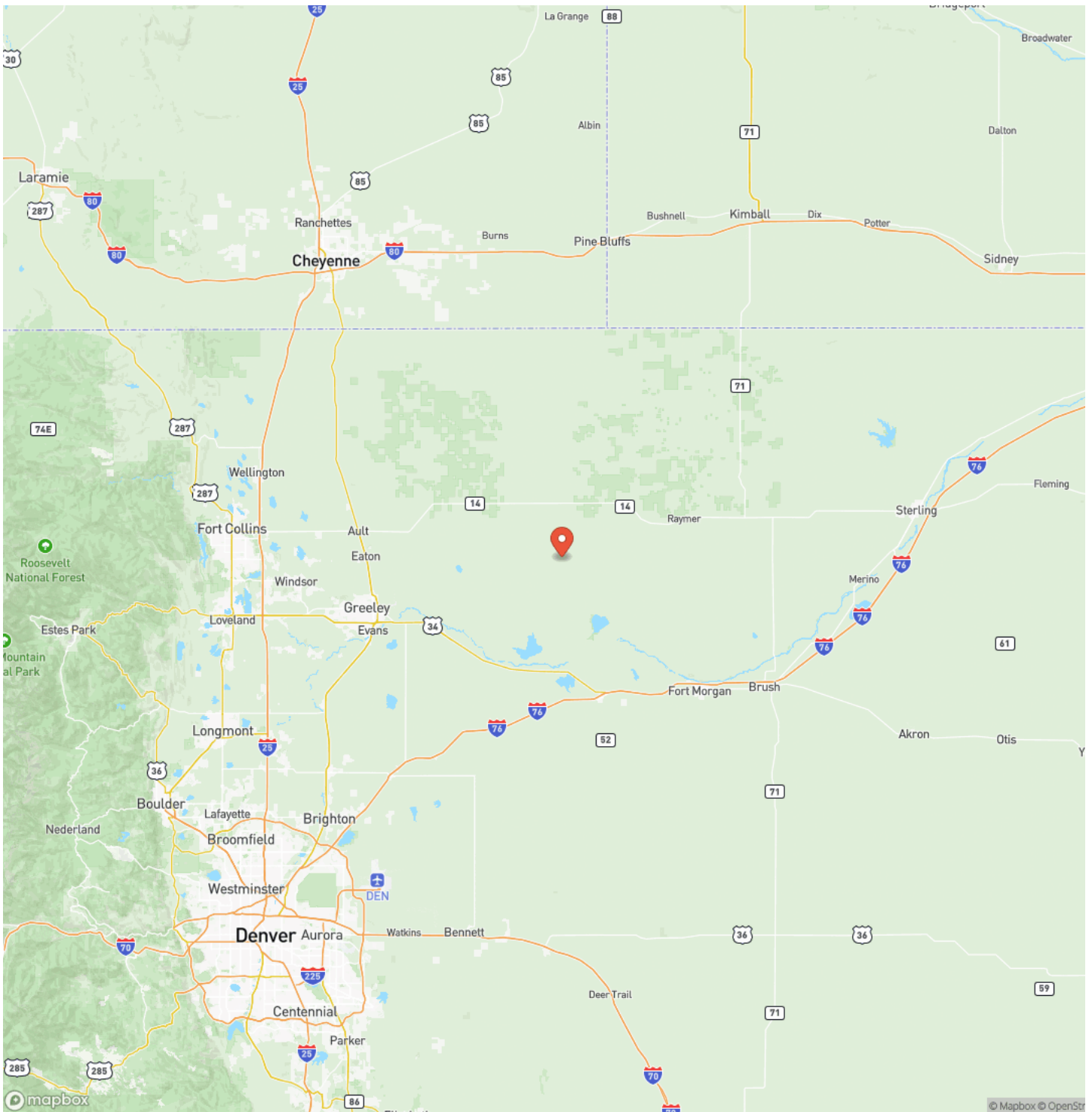
Large 3BR 2BA Updated Home with Outbuildings & Acreage
Briggsdale, CO / Weld County



Locator Map



Locator Map



Satellite Map



Large 3BR 2BA Updated Home with Outbuildings & Acreage Briggsdale, CO / Weld County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 horizontal blue or grey lines spaced evenly apart, typical of notebook paper. The lines extend across the entire width of the page, leaving small margins at the top and bottom. There are no vertical lines, text, or other markings on the page.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

