



11409 Business Park Circle, #120
 Longmont, CO 80504
 (Intersection of I-25 & Hwy. 119)
 970-535-4941 or 303-772-1164

LANDPRO looks forward to providing and serving the agricultural & rural needs in relation to Real Estate Brokerage & Consulting; Water Rights & Weld County Land Planning. Please feel free to visit us at our new location next time you are in the area!

CONTACT OUR REAL ESTATE PROFESSIONALS

Office: 970-535-4941 • 303-772-1164

Mark Drouhard, *Owner/Employing Broker*: mark@landpros.net • 970-381-6307
 Laurel Johnson, *Associate Broker/Planner*: ljohnson@landpros.net
 Brad Bearson, *Associate Broker*: brad@landpros.net • 720-470-0583
 David Bernhardt, *Associate Broker*: david@landpros.net • 970-396-5406
 Mike Davis, *Associate Broker*: mike@landpros.net • 303-918-5668

Our Real Estate Professionals:

Mike has 30+ years experience in industrial sales and owned an Industrial Distributorship for 20 years. He sold the company to a national firm in 2005. His civic involvement include: Board of Director for the Metro North Chamber of Commerce, Director Rocky Mountain Reining Horse Assoc. and past president RMRHA. Mike holds a Bachelor of Arts Degree.



Mike Davis
Associate Broker



Brad Bearson
Associate Broker

Brad has spent most of his life in rural, northern Colorado. He graduated from Fort Lupton High School and attended college in Greeley and Fort Collins, earning degrees in Engineering and Liberal Arts. He worked on his family's dairy farm until 2004. He joined LANDPRO in 2005 to continue working in the community he was raised in.



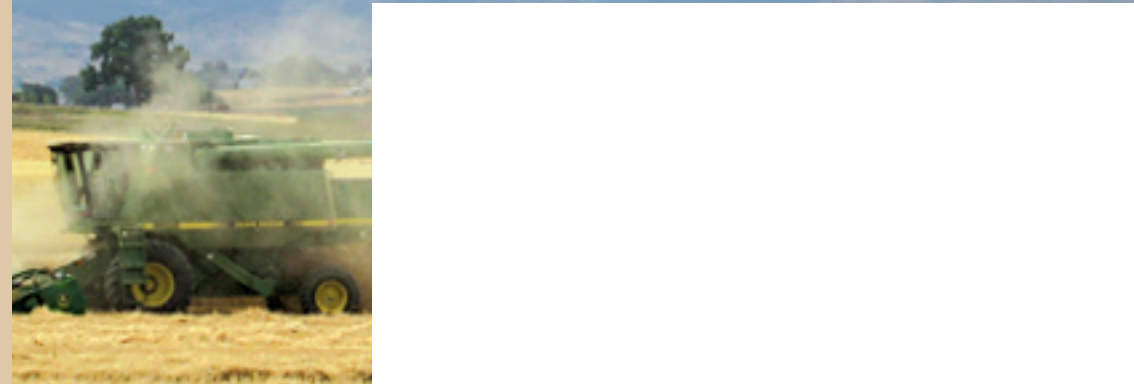
David Bernhardt
Associate Broker

David grew up in Milliken on his family's dairy farm. He is a Board Member of two Ditch Companies and Water Users Associations. David also serves on the Town of Milliken Planning & Zoning Board. He enjoys splitting his time between owning/operating a dairy farm and being an active real estate broker.



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LANDPROFESSIONALS, LLC



Who's farm operation is this?
Guess and win!

Guess the family name and you will win a gift certificate to Texas Roadhouse!

E-mail your guess to Laurel Johnson at ljohnson@landpros.net

Winner must be verified. Winner must not be related.

*For experience in real estate services,
 land use planning and consulting.*



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Mark Drouhard
Owner, Employing Broker

LAND OWNER NEWS

Overall real estate market is slow and is predicted to remain as such. Foreclosures, lot/acreage inventory surpluses, tight money due to credit crunch, high fuel prices, average economy have all attributed to the slow down and will continue for the foreseeable future. Any over zealous real estate brokers who say different might be a slight disingenuous or smoking the eternal optimist peace pipe. "1031 Exchange" money has slowed down considerably due to the overall slowdown in the real estate market nationwide.

*LAND OWNERS, stop splitting your recorded exemptions into undesirable lots! The market does not want 2-3 acre undesirable vacant building lots along busy roads, farm bottoms or corners of corners! Before you split, ask yourself or your in-laws if they would built there? It's a buyer's market. Protecting your remaining parcel should be considered. If manufactured homes are the way to go, provide some minimum building standards (5x12 pitched roof, etc).

Moving to the country and building?

- Water Tap: \$20k-\$30k depending on Water District & Location
- Septic system (standard): \$5k-\$7k
- Electric meter & hookup (standard): \$4k-\$7k
- Stick Built Custom home construction:
Turn-key construction w/all utilities = \$140/foot+- main floor; \$40/foot+- finished basement

Irrigated Farms / Water Rights: Demand remains strong and should continue to remain strong in the foreseeable future. Good senior ditch water on farms are driving the price. Prices range from \$4k-\$10k per acre depending on the type and quantity of ditch water. Buyers for these farms are primarily water developers, municipalities and or investor driven. As long as Aurora and others have budgets that allow for securing future water needs, this market will stay strong. \$5,000-\$7,500+- per acre foot on a "CU" Consumptive Use. CU is based on historical crops irrigated, type, quantity and seniority of water right and comes along with a dry-up covenant.

Rural Acreages with Homes: Older farmhouses priced correctly appear to be in average demand in the \$200k-\$325k range due to affordability and supply. Newer homes above \$500k - very slow to stagnant.

Residential / Housing Market: Slow, Slow and could get slower. Ton of inventory and overbuilt. This market is a buyer's market with the exception of a few areas where supply is tight. Nationally, the worst housing recession in 16 years (Denver Post 8/7/07 - Business Section)



FEATURED PROPERTY

Located South of Berthoud on WCR 40
2-Lot Recorded Exemption/Subdivision Exemption In Progress

This parcel originated as 72 +/- acres. The finalized 2-Lot recorded exemption will produce two separate legal parcels. The finalized subdivision exemption (property line adjustment) will produce one 5 +/- acre parcel, this parcel originated as 1 +/- acre. Increase your property value by taking advantage of current land use regulations!

Contact us today for a free consultation!

LAND USE PLANNING

Thinking about a recorded exemption? Have other land planning ideas or questions? Laurel processes recorded exemption, subdivision exemption, and lot line adjustment applications in Weld County.

There are fees associated with recorded exemptions to consider before splitting land. Additionally, costs can vary from location and individual circumstance. We will research your property and devise a strategy that will meet your goals and budget. Our purpose is to provide options that will benefit the owner as well as any future buyers. Real estate and land planning go hand in hand, with marketing and sales being paramount.



Laurel Johnson
Associate Broker/Planner

CURRENT PROPERTY LISTINGS

Eaton: Custom built two-story country home on 7 acres. 5 bd/4.5 bath. Insulated shop w/ concrete floors. Horse/livestock setup. Three miles east of Severance to intersection of WCR 74 & CR 29, 1/2 mile east on WCR 74. Asking \$698k.



Eaton
Custom Two-Story Home

Eaton: 3 acre vacant building site. Excellent hill-top views. Asking \$149k. Between Severance & Eaton on WCR 74.

Erie/Dacono: Development Property: 56 acre vacant land at \$855k. Located 1 1/2 miles east of I-25 on WCR 6 & 8.



Erie/Longmont Area
Equestrian Estate

Erie/Longmont Area: Equestrian Estate custom home w/ indoor horse arena & attached 4 stall barn on 30 acres irr. land. Asking \$1,450,000. 20 acre irr. vacant building site. Asking \$400k. Prime location west of HWY 52. Two miles west of I-25 on HWY 52, then north one mile on WCR 5.

Firestone: Country home on 3 acres. 3 bd/2 bath. 40x48 pole barn. A perfect horse property! From I-25 & HWY 119, east 4 mi to CR 17, south 1/2 mi to property on right. Asking \$349k.



Firestone
Country Home

Greeley/Kersey Area: Country home on 5 acres. Custom upgrades, 2-story 3 bd/2 1/2 bath. Horse lean-to, insulated shop w/ concrete floors. Located E of Greeley E on 8th St. to WCR 53 then north to property. Asking \$449k. Eligible to be split!

Gill: 9 acre vacant building site. Asking \$85k. Located south of Gill on WCR 62.75.



Greeley/Kersey
Two Story Home

Hudson Area: Multiple building parcels available. 35 acre tracts at \$150k; 46 acre tracts at \$200k; 91 acre at \$295k; 80 acre tracts at \$325k. Excellent westerly views, rolling terrain. Call for more details!

Kersey Area: Home on 23 acres. Farm house 3bd/2 bath 2800', multiple outbuildings, horse setup. Located north of Kersey on WCR 57.5 & HWY 388. Asking \$359k.



Kersey
Farm

Roggen: Vacant 80 acre building parcels. Views of the Front Range, good access to I-76 & HWY 52. I-76, exit #48 (rd. 73) south 4 miles to WCR 16, east one mile to property. Asking \$160k.

Wellington Area: 35 acre building sites located 7 miles north of Wellington on CR 7; good access to I-25; rolling terrain. Asking \$74k-79k.

Commercial Investment: Longmont commercial building fully occupied. 7.67% Return on investment. Stable tenants. Bldg. in Great Condition. Call for details!



Longmont
Commercial Building



WATER RIGHTS: Call for more details!
4 Shares of Farmers Extension
15 Shares of Lake McIntosh

WATER RIGHTS:

We work with buyers and sellers of irrigation water rights with various intensions.

DAIRY SITES:

Needed with south, east or west slopes, with dependable water availability.