



AGPROprofessionals
DEVELOPERS OF AGRICULTURE

Irrigated Farm

\$1,369,435



Property Overview

Property	+/- 161.11 acres irrigated farmland in Keenesburg, CO. From Interstate 76 in Keenesburg, turn South on North Market Street to East Woodward Avenue. Take East Woodward Avenue (County Road 16 ½) east for two miles. Parcel lies on the north side of County Road 16 ½. Signs will be posted.
Location	Two Parcels: (1) Part of the Northwest ¼ of the Northwest ¼ of Section 25, Township 2 North, Range 64 West (Sparrow Farms Annex); excluding Lot A and Lot B RE-3792 and (2) Part of the Northeast ¼ of Section 25, Township 2 North, Range 64 West (Sparrow Farms Annex); excluding Lot A and Lot B RE-3297 and Lot A RE-3792.
Taxes	2015 = \$2,234.20
Additional	Prime development property annexed into Keenesburg with easy access to the front range including Denver, Brighton and Greeley. Zoned R-1 with the capacity to build 400 + homes. Includes 161 acre rights of Henrylyn Irrigation water and 68 ac/ft of water for development from the town of Keenesburg. (Estimated 1 ac/ft per 2.5 homes). The area qualifies for USDA home financing. Great schools with plenty of capacity for new students. All pumps, pivots, electrical underground and all irrigation equipment is included with the sale. Oil and Gas Rights are excluded.



Presented by:



RYAN HOSTETLER, ALC
Accredited Land Consultant

3050 67th Avenue, Ste. 200
Greeley, CO 80634

720.684.4111 direct
303.883.7080 cell
ryan@agpros.com

NOTICE TO PROSPECTIVE PURCHASERS: The information contained herein has either been given to us by the owner or obtained from sources we deem reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. AGPROfessionals, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. AGPROfessionals, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the sale of subject property.