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DEVELOPERS OF AGRICULTURE

Development/Farm Combo

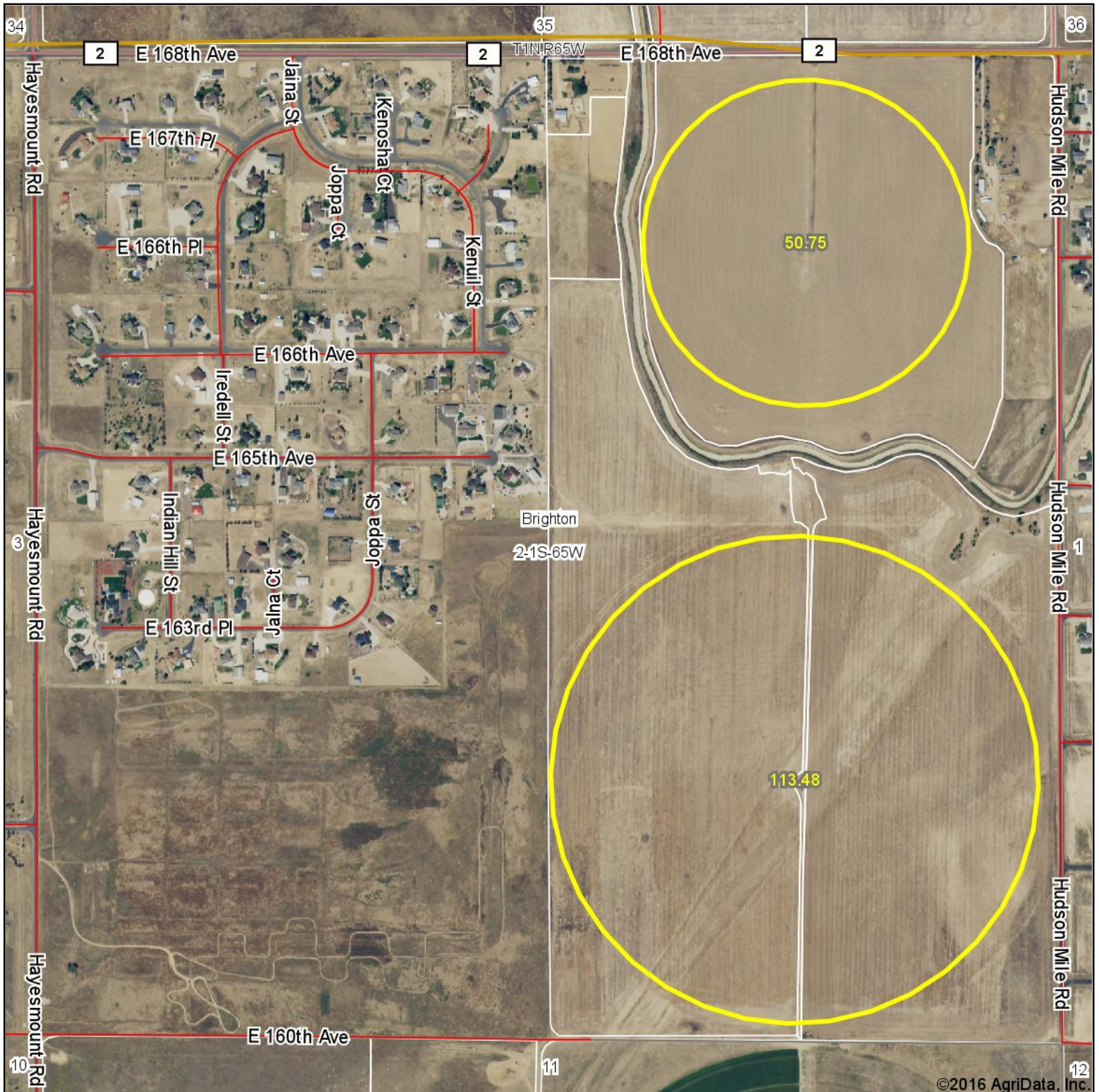
\$900,000



Property Overview

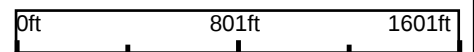
Property	+/- 278.94 acres of irrigated farmland. From I-76 in Brighton take 168 th Avenue for four and a half miles. Parcel lies on the south side of 168 th Avenue. Signs will be posted.
Location	Part of the East half of Section 2, Township 1 North, Range 65 West.
Taxes	2015 Taxes = \$945.70
Additional	This property lies in a highly populated part of Adams County. Situated on 168th Ave less than 5 miles east of Interstate 76. Located between two existing developments Box Elder Creek and Rocking Horse Farms. There is an older pivot currently installed on the property. There are 4 WAS wells augmented through Central. This property has a very high allotment of 279 Acre Feet from Central. Per the attached maps, two pivots could be installed for a total of 163 +/- pivot irrigated acres. A good portion of the property could be developed into higher density residential and the balance will remain open space/farmland. Part of the property is in the floodplain, however there are plenty of areas prime for development. The flood plain map is attached and shows the areas which could be developed.

Aerial Map



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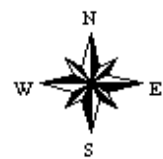
map center: 39° 59' 36.73, 104° 37' 52.31



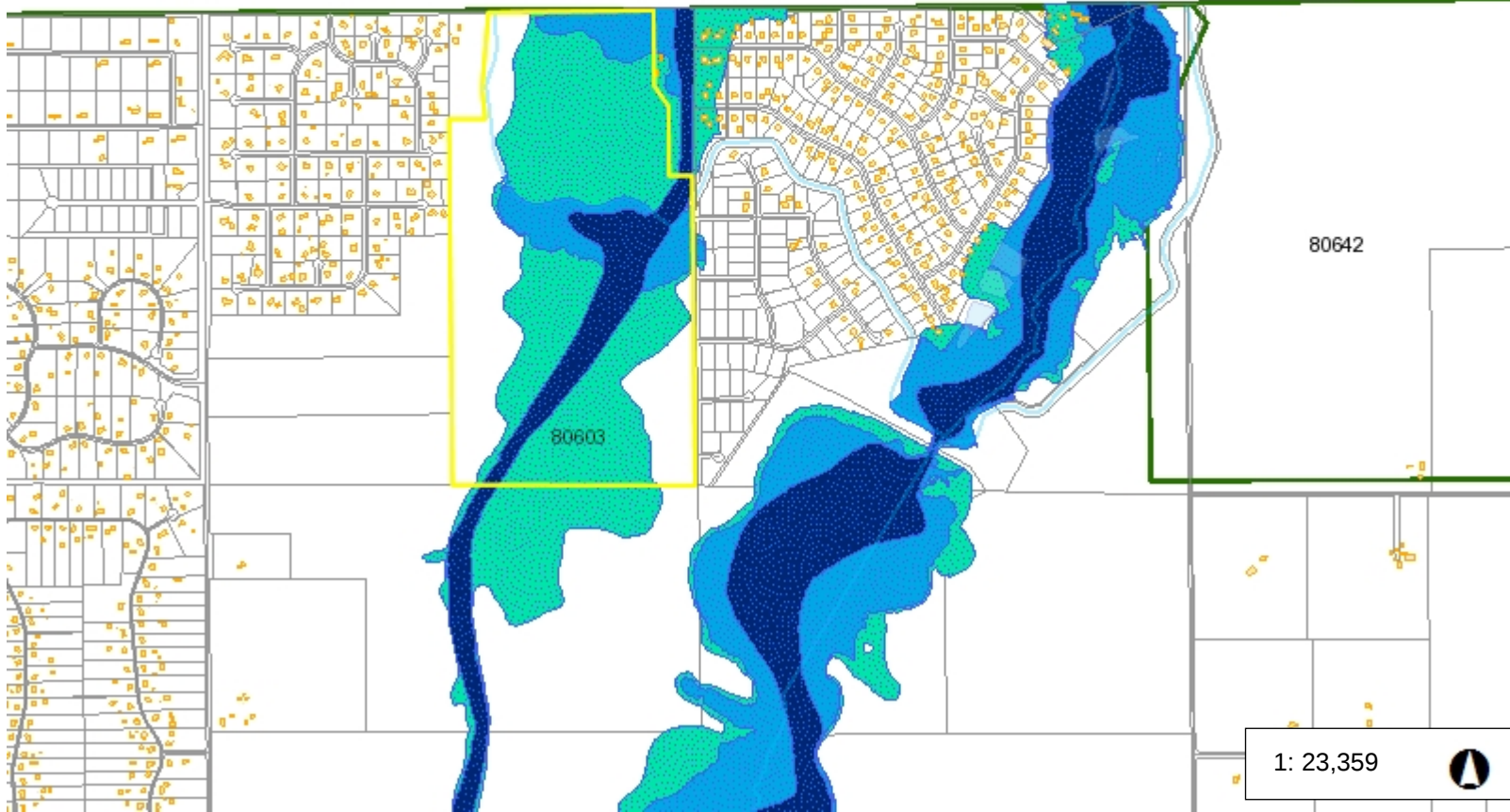
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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2-1S-65W
Adams County
Colorado



6/21/2016



Legend

Highways

Highways (< 20,000)

-  Interstate
-  Highway
-  Tollway

Streets

Streets (20,000 - 50,000)

-  Streets
-  Ramp

Building

Parks and Open Space

-  Open Land
-  Park Land

Cities

-  Arvada
-  Aurora
-  Bennett
-  Brighton
-  Commerce City
-  Federal Heights
-  Lochbuie
-  Northglenn
-  Thornton
-  Westminster

-  Small Lakes
-  Major Lakes
-  River
-  FEMA Floodplain

1: 23,359



0.7 0 0.37 0.7 Miles

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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Notes



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