+/- 98 spectacular acres with awesome home and reservoir Weld County, Eaton, Colorado



Home is 4 bedroom 4½ bath, approximately 2,637 square foot. It has been recently renovated with high end finishes. Includes Pella windows and doors, fabulous galley kitchen with granite, Viking appliances, and a cozy solarium/sunroom. Beautifully landscaped with flower gardens, mature trees and scenic mountain views, in the perfect country setting.







Offered exclusively by Agri-Enterprises, Inc.
Fort Collins, CO - - 970-221-2607
www.agrienterprises.com
Les Gelvin 970-214-6139 - - Greg Feit 970-218-5911
les@agrienterprises.com - - greg@agrienterprises.com

A rare find in Northern, Colorado. This +/- 98 acres offers a beautiful farm home, outbuildings, horse facilities and sits on Mason Reservoir near Eaton, Colorado.

+/- **8 acres of the** Property has the home described to the left plus a large outbuilding with oversize overhead doors and horse facilities. Two open fronted sheds for horses and a large 5 car detached garage (on a separate +/- 2 acre buildable parcel) for extra storage. Priced at **\$495,000**.

Can be combined with +/- 90 acres with +/- 20 acre Mason Reservoir located within, includes water storage and running lateral rights, excellent pasture and a trophy home building site. \$670,000.

Subject to the completion of the Weld County Recorded Exemption process.

Buy one or the other or both.





Your horses will love it!

BUY IT ALL Priced to sell at \$1,165,000

+/- 98 beautiful lake property; 26130 County Road 76, Eaton, Colorado













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Please understand that the commission offered to cooperating brokers is determined by agreement between the seller and Agri-Enterprises, Inc. Hence, commissions may vary by listing. In some cases our listing agreements call for a higher commission if we cooperate with another broker.

Exterior scape























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420 South Howes Bldg A Ste 103

Fort Collins, CO 80521 (970) 221-2607

8+ acres home and garage on 2 parcels, +/- 90 acres including Mason Reservoir \$1,165,000 Aerial Map

