

1022 Glenn Ridge Drive, Fort Collins, CO 80524



- +/- 8.02 Acres
- Excellent mountain and night time city light views.
- Located in one of rural Fort Collins best upscale areas
- Irrigation Water
- Covenant protected (Glenn Ridge HOA fee \$400 per year)
- Architectural control approval required
- Backs to private open space
- Paved roads
- Poudre R-1 schools (Fort Collins)
- 5 Horses allowed
- Partial water tap water requirements included (Elco water district)
- Natural gas available (Xcel Energy)
- Electrical provided by Poudre Valley REA
- Country feel yet 10 minutes to shopping, entertainment, city amenities.

MARKETED BY:

**Agri-Enterprises, Inc.
Les Gelvin and Greg Feit
420 South Howes Bldg A Ste 103
Fort Collins, CO 80521
(970) 221-2607 office**

**Les: (970) 214-6139 cell
Greg: (970) 218-5911 cell
les@agrienterprises.com
greg@agrienterprises.com**

**Lot 1 Cottonwood Farm Estates
1022 Glenn Ridge Dr
Fort Collins, CO 80524**

**\$250,000
MLS 727051**





Tax Parcel

4/1/2009

Map is approximate

Subject Property →

← County Road 3

← County Road 48 AKA Vine Drive to Fort Collins, CO

Legend

- Subdivisions
- Tax Parcels
- Platted Blocks
- Buildings
- Garages
- Rocky Mountain National Park (Larimer Portion)
- Parks and Recreation
- School Property
- Natural Resource Areas
- Incorporated Areas



Created by Larimer County GIS using data from multiple sources. Larimer County makes no warranty as to the accuracy. This product may not reflect recent updates prior to the date of printing.

