

# **+/- 37 irrigated lake view acres, just east of Fort Collins, Larimer County, Colorado**

Incredibly hard to find standalone irrigated property that is not part of a subdivision or covenant restrictions, overlooking a private reservoir, 10 minutes to downtown Fort Collins, and has mountain, lake and nighttime city lights views.

Address: 5420 E. Highway 14, Fort Collins, CO 80524

.4 Share of Water Supply and Storage  
Irrigation water.

- +/-1276 sq. ft. with +/- 783 sq. ft. finished basement modest older home with 4 bedrooms, 2 baths and attached garage, in good condition.
- +/- 1120 sq. ft farm office / garage
- +/- 720 loafing shed
- Tool shed, calf protection, and other outbuildings
- 10 Minutes to Fort Collins
- Located adjacent to Highway 14
- Irrigated pasture
- Taxes: \$1,738.20 (2012)



[www.5420easthwy14.com](http://www.5420easthwy14.com)



**AGRI-ENTERPRISES, INC.**  
Real Estate  
Fort Collins, CO  
[www.agrienterprises.com](http://www.agrienterprises.com)

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**\$895,000**



Livingston Real Estate and Development LLC

736 Whalers Way, Fort Collins, CO 80525

Tom Livingston: [Tom@TomLRD.com](mailto:Tom@TomLRD.com) (970) 481-8585

The information contained herein has been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we cannot guarantee it. Offering is subject to errors omissions and prior sale.

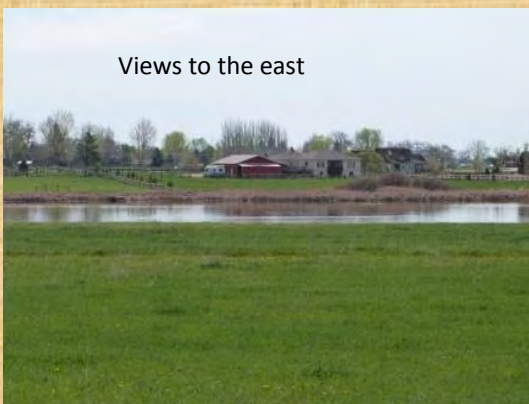
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Views to the west



Views to the east



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**L****R**  
**LIVINGSTON**  
REAL ESTATE & DEVELOPMENT LLC

(970) 481-8585

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## 2009-2010 Aerials

5/3/2013

Legend



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