

+/- 240 Acres
Larimer County, Colorado
County Road 5, Fort Collins, CO 80525



Located near the community of
Timnath

Offered by: Agri-Enterprises, Inc.
(970) 221-2607

+/- 240 beautiful acres; County Road 5 Fort Collins, CO

Larimer County, Colorado



This property is a long time family owned farm that consists of approximately 240 acres, of which +/- 160 acres are farmed and +/-75 acres are pasture and sub irrigated pasture. The farm is located just north of the thriving community of Timnath, Colorado, east of Fort Collins. and 60 miles north of Denver.

Here is a tremendous opportunity to own a great farm with outstanding water rights in the heart of a great community and flourishing locality.

Nearby Fort Collins is the home of Colorado State University, and the city has won numerous awards for being a great place to live and work.

As an agricultural based property, the farm has a history of corn, sugar beets, and small grain production.

This premier Front Range location includes close connections to utility infrastructure, and is an excellent opportunity for investment, future development, and / or home building lots .

The properties water rights include:

- 6.125 shares of Lake Canal Company
- 20 shares of Lake Canal Reservoir
- 115 units of CBT
- well permit R-19327 permitted for 800, gpm

All rights to minerals, ore and metals , oil, gas, and other like substances in or under the land, owned by Seller, if any, on subject Property, to transfer to Buyer.

Offered exclusively by : Agri-Enterprises, Inc.

Fort Collins, CO (970) 221-2607

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www.agrienterprises.com



\$4,150,000

County Road 5 , Fort Collins, Colorado

Property Address: 2313 South County Road 5, Fort Collins, CO 80524

Legal: THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

AND

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPTING A PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE WEST 80 RODS; THENCE NORTH 5 RODS AND 2 FEET; THENCE EAST 80 RODS TO THE EAST LINE OF SECTION; THENCE SOUTH 5 ROD AND 2 FEET TO THE BEGINNING, BEING A STRIP OF LAND ACROSS THE SOUTH END OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SAID SECTION 27, ALSO EXCEPTING THAT PARCEL AS DESCRIBED IN DEED RECORDED FEBRUARY 10, 1977 IN BOOK 1749, AT PAGE 676. AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 27 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 80 RODS WEST OF THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE WEST 21 RODS; THENCE SOUTHEAST 47.5 RODS; THENCE NORTH 39 RODS TO BEGINNING, BEING A TRIANGULAR PIECE OF LAND IN THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NE QUARTER, SECTION 27. COUNTY OF LARIMER, STATE OF COLORADO.

Website: WWW.SOUTHCOUNTYROAD5.COM

Development infrastructure: Boxelder Sanitation has a sewer line on the property. East Larimer County Water District has a major lines in the area that will need to be looped. Xcel Energy is the natural gas provider, and Poudre Valley REA is the electric provider.

The town of Timnath is interested in annexing this property for future mixed use development

School District is Poudre R-1 School district with Timnath Elementary in close proximity to the property.



Well Permit # 19327

Soil types: mostly clay and sandy loam.

Driving directions: From I-25 and Colorado State Highway 14; 1 mile east on Hwy 14; south on County Road 5 1.5 miles to property.

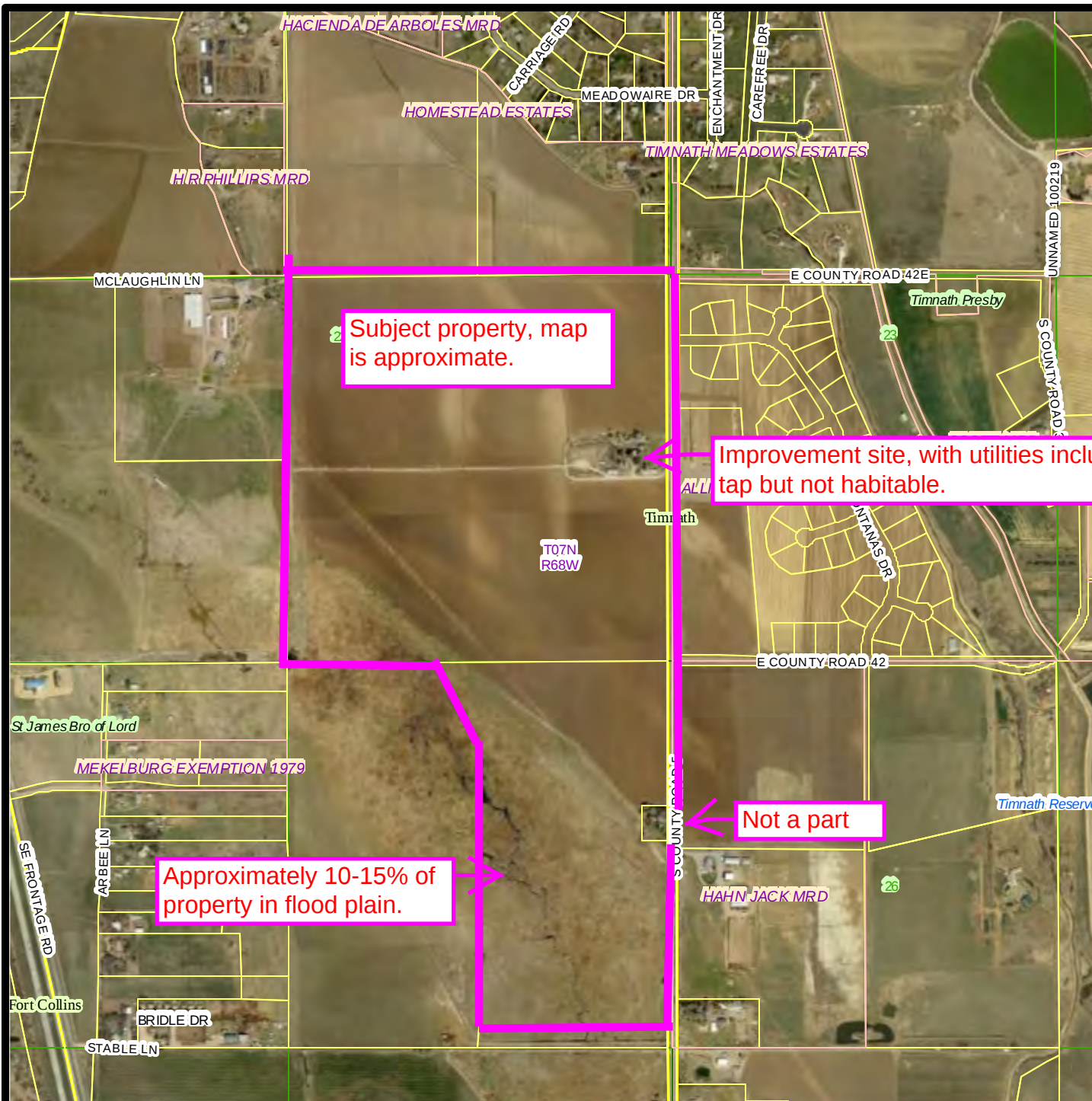


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2009-2010 Aerials

11/2/2012

Legend



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Miles

