

782 North County Road 3, Fort Collins, CO 80524

Larimer County, Colorado



Beautiful custom built ranch style home on +/- 157 acres located just east of Fort Collins, Colorado in a unique neighborhood that features many estate homes and a mix of working farms. This property is in two legal parcels for added flexibility for the future. The home was built in 2004 by an award winning home builder in Fort Collins.

The home's focal feature is an exceptional open floor plan with a gallery walk way, exposed cedar beams, expansive kitchen island and bar seating for six, an informal dining room that seats 12 and a wet bar. The home is 3 bedroom 4 baths with room to expand in the mostly unfinished basement.

The 3765 finished square foot home features granite and corian countertops, tile and carpet floor coverings, and Anderson Windows.

The property borders private open space, features a beautiful covered patio, expansive mountain and plains views from almost every room, an oversized attached 3 car garage, professional landscaping, and a metal 36 X 34 detached shop with overhead doors.

This quality built home has the fine features of comfort and an inviting atmosphere for entertaining.

The farm features excellent valuable water rights including 2.5 shares of Water Supply and Storage Company irrigation water and 32 units of CBT. Both of these water rights can be and are eligible for conversion to water taps. This is one of the area's best productive farms and has adequate water supplies to irrigate the farm, without relying on additional rented irrigation water. The zoning and location make this farm an excellent future candidate for residential development.

Marketed by Agri-Enterprises, Inc.

Greg Feit LLC

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The farm has a new in 2008 Zimmatic pivot sprinkler included.

Here is a great opportunity to own a beautiful home and an excellent financial investment in a prime farm region with excellent water rights in a incredible Front Range location in northern Colorado.

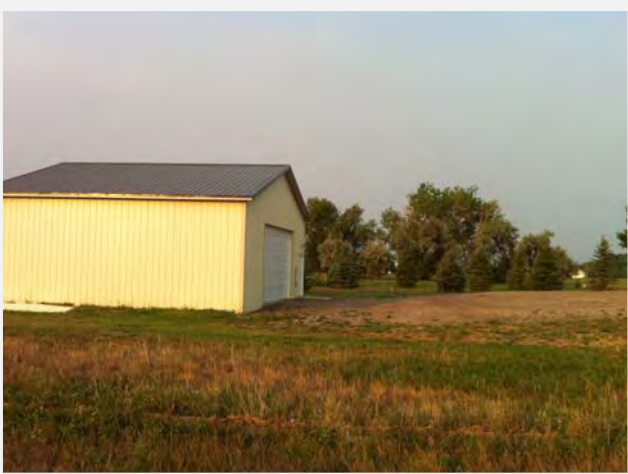
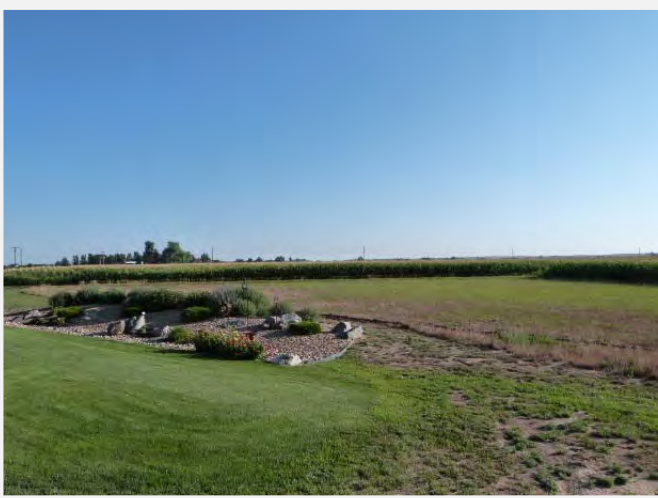
Seller(s) shall convey ½ interests in all oil, gas, and mineral rights owned by the Seller(s). Broker Owned. \$3,400,000



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 do not guarantee it. Offering is subject to errors omissions and prior sale.

Fantastic home on 157 pivot irrigated acres, Larimer County, Colorado.





Marketed by Agri-Enterprises, Inc. Fort Collins, CO \$3,425,000



Parcel Locator

2/19/2009

Legend

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



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Miles

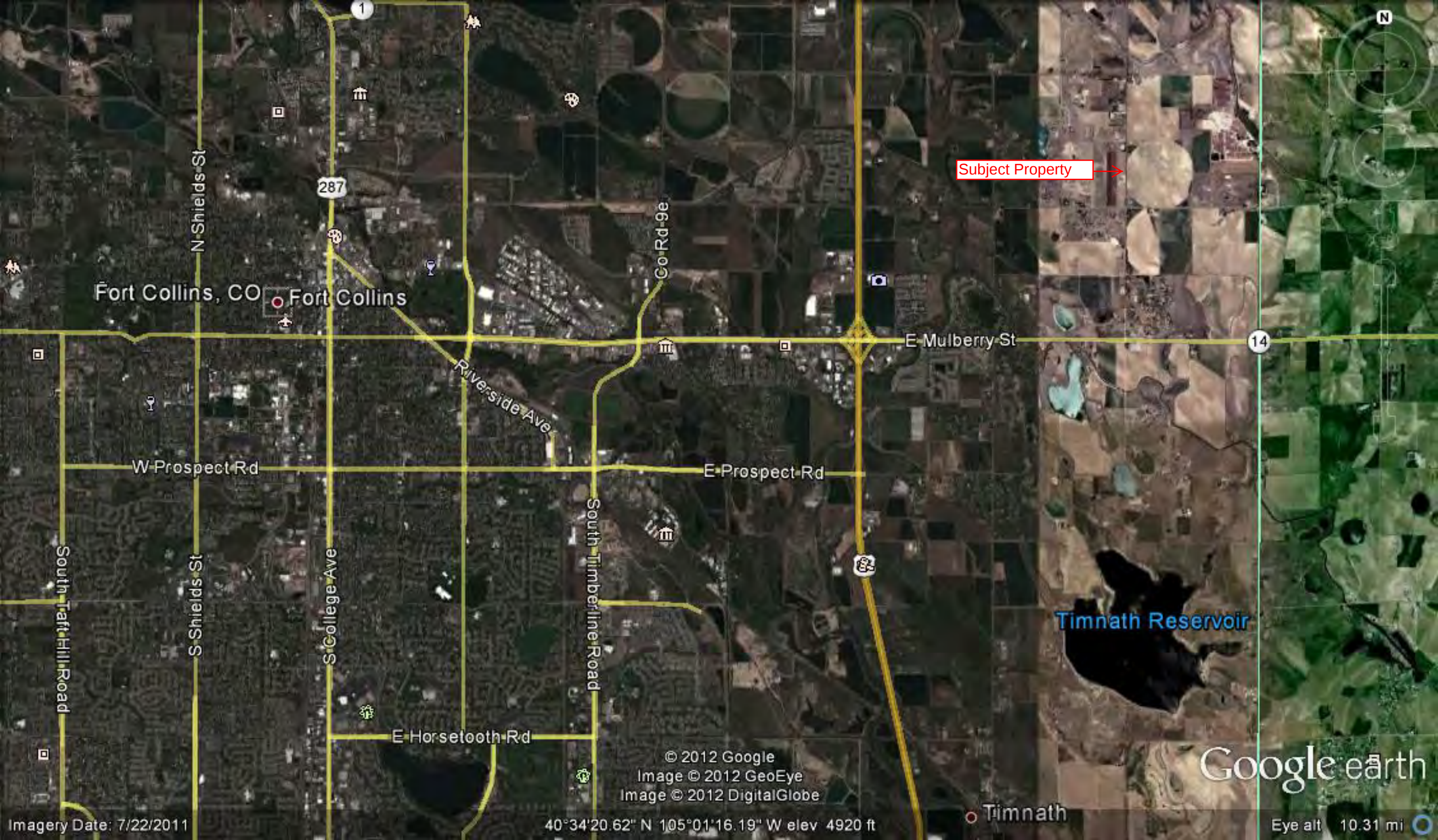
Subject Property

County Road 3

Home

+/- 2 miles to
Interstate 25 and
minutes to Fort

County Road 48
AKA Vine Drive



Subject Property

Fort Collins, CO

Fort Collins

Timnath Reservoir

Google earth

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Image © 2012 DigitalGlobe

40°34'20.62" N 105°01'16.19" W elev 4920 ft

Timnath

Imagery Date: 7/22/2011

Eye alt 10.31 mi