

+/- 1228 ACRES VACANT LAND WELD COUNTY, COLORADO



**Located just north of Fort Collins, Colorado
and south of Cheyenne, Wyoming. Adjacent
to Interstate Highway 25.**

\$695,000



**Marketed by
Greg Feit**



Agri-Enterprises, Inc.

**420 S. Howes Street Bldg A Ste 103
Fort Collins, CO 80521**

(970) 221-2607 office

(970)-218-5911 cell

www.gregfeit.com

www.agrienterprises.com

Farms - Ranches - Acreages - Water rights



ACREAGE: +/- 1228 contiguous deeded acres

LOCATION: Approximately 2 miles south of the Colorado / Wyoming state line, minutes to Fort Collins, Colorado or Cheyenne Wyoming. Weld County, Colorado.

GRASS: Buffalo, Gamma, Western Wheatgrass

ACCESS: Interstate 25 East Frontage Road

WATER RIGHTS: ½ interest in the Mantey Ditch No. 1 and rights to Reservoir No. 1, No. 2 and No. 3 and ½ interest in Diversion Reservoir No. 5

MINERAL RIGHTS: None

LIVESTOCK WATER: Three (3) Windmills with large tanks all in excellent condition.

UTILITIES: Electric adjacent to property

TAXES: \$343 (2010)

PRICE: \$695,000

COMMENTS: Very rarely does a ranch this close to major metropolitan areas become available for sale. This ranch has excellent wide open spaces, excellent mountain views, privacy, and wildlife. There is one mile of I-25 Frontage Road exposure. One of the last larger, privately held land holdings in the area.

MARKETED BY: Agri-Enterprises, Inc.
Gregory Feit
Broker Associate
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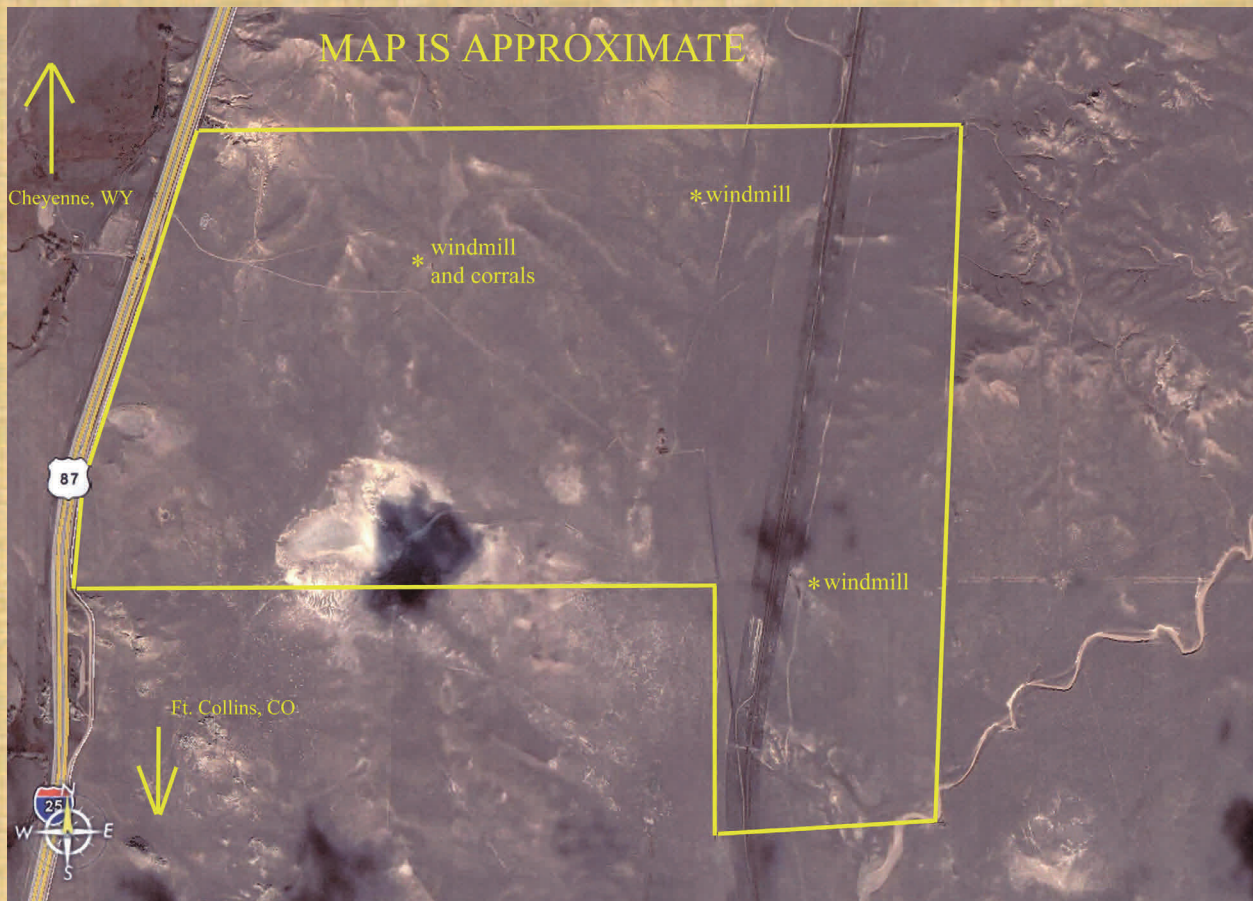
(970) 218-5911 cell

Email: greg@agrienterprises.com

LEGAL: Parcel I: All that portion of Section 32, Township 12 North, Range 67 West of the 6th P.M., lying East of the right of way for Interstate Highway #25 County of Weld, State of Colorado.

Parcel II: All of Section 33, Township 12 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

Parcel III: The Northeast ¼ of Section 4, Township 11 North, Range 67 West of the 6th P.M. County of Weld, State of Colorado.



+/- 1228 acres Weld County,
Colorado

\$695,000

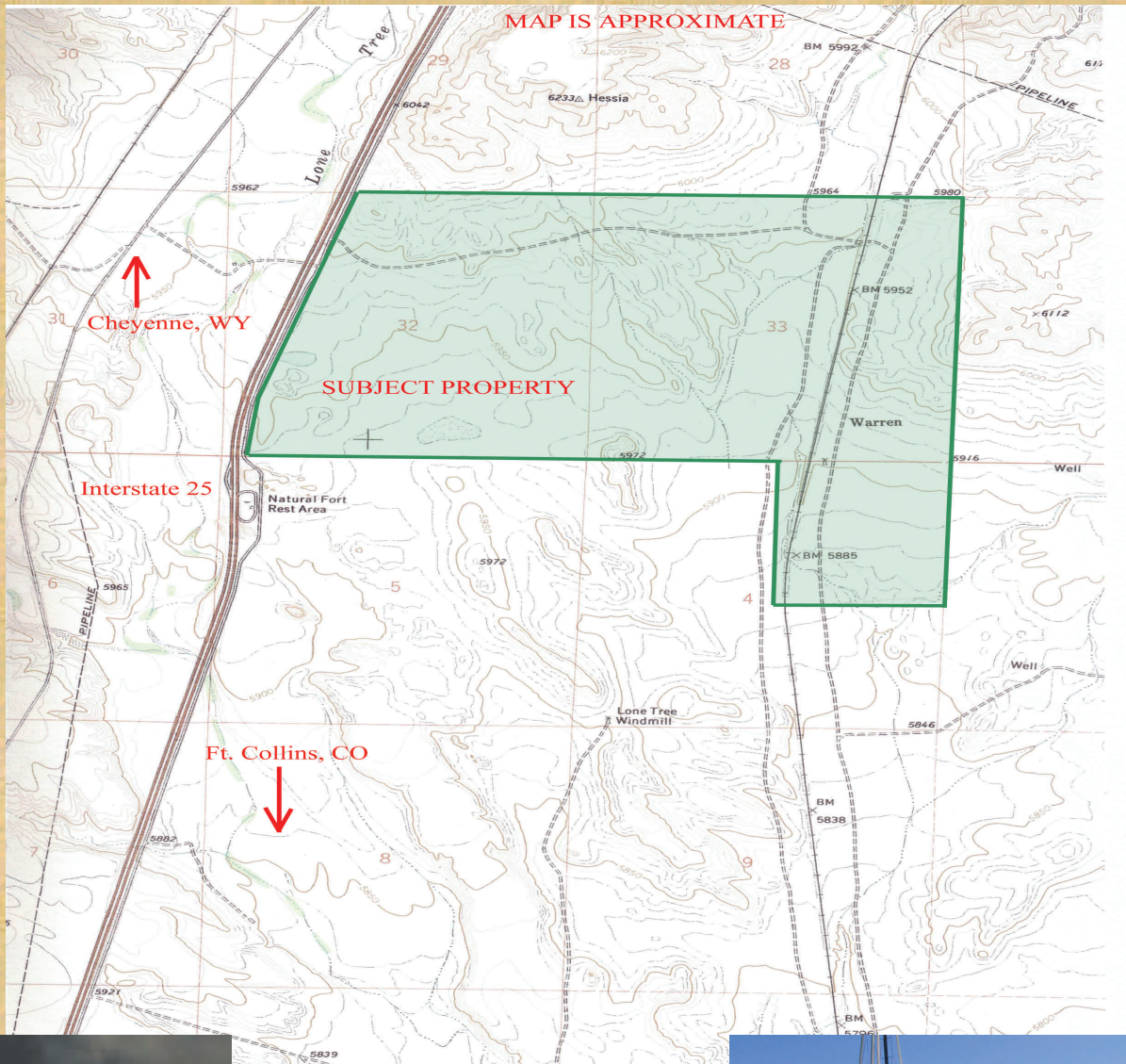


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**+/-1228 Acre
Ranch Weld
County, Colorado
\$695,000**



**GREG FEIT BROKER ASSOCIATE
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