

+/- 60 Acre Productive Irrigated Farm
Weld County, Colorado
Weld County Road 74 & 45 Eaton, CO 80615

Location: The property is located approximately 2.5 miles east of Eaton, Colorado. Greeley Colorado is approximately 4 miles south, Denver, is approximately 55 miles south, and Cheyenne is approximately 43 miles north of Eaton. US Highway 85 runs continuously through these towns and cities.

Acreage and land use: This farm is in a region of highly productive land with a nice mix of traditional crops such as corn, wheat, and sugar beets. There is also vegetable production nearby. Rural residential homes on smaller acreages are also dominate in the area. The entire farm has West facing beautiful mountain views and city lights views of the Front Range of Colorado. This part of Northern Colorado has always been known for its agricultural heritage and today is a thriving growing community located in the heart of Front Range, Colorado.

Soils: Mostly Olney Fine Sandy Loam and Otero Sandy Loam.

Irrigation water: The property features 1 share of Larimer and Weld Irrigation Company and 1 share of Larimer and Weld Reservoir Company. Both are excellent valuable water rights.

Improvements: None, but many great building sites.

Taxes: Approximately \$453.00 (2010)

Zoning: Ag

Mineral Rights: Seller to transfer all owned if any. Appears that they are severed.

\$315,000

MLS 617948



Marketed by Agri-Enterprises, Inc.
Les Gelvin /Greg Feit LLC
420 South Howes Bldg A Ste 103
Fort Collins, CO 80521
Office phone: (970)221-2607
Cell Les (970) 214-6139
Cell Greg (970) 218-5911
Website: www.agrienterprises.com
Email: les@agrienterprises.com
greg@agrienterprises.com

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 d not guarantee it. Offering is subject ot errors omissions and prior sale.



WCR 74

**Subject
Property**

WCR 45

T6N R65W

Weld

CO

33

34

35

4

3

2

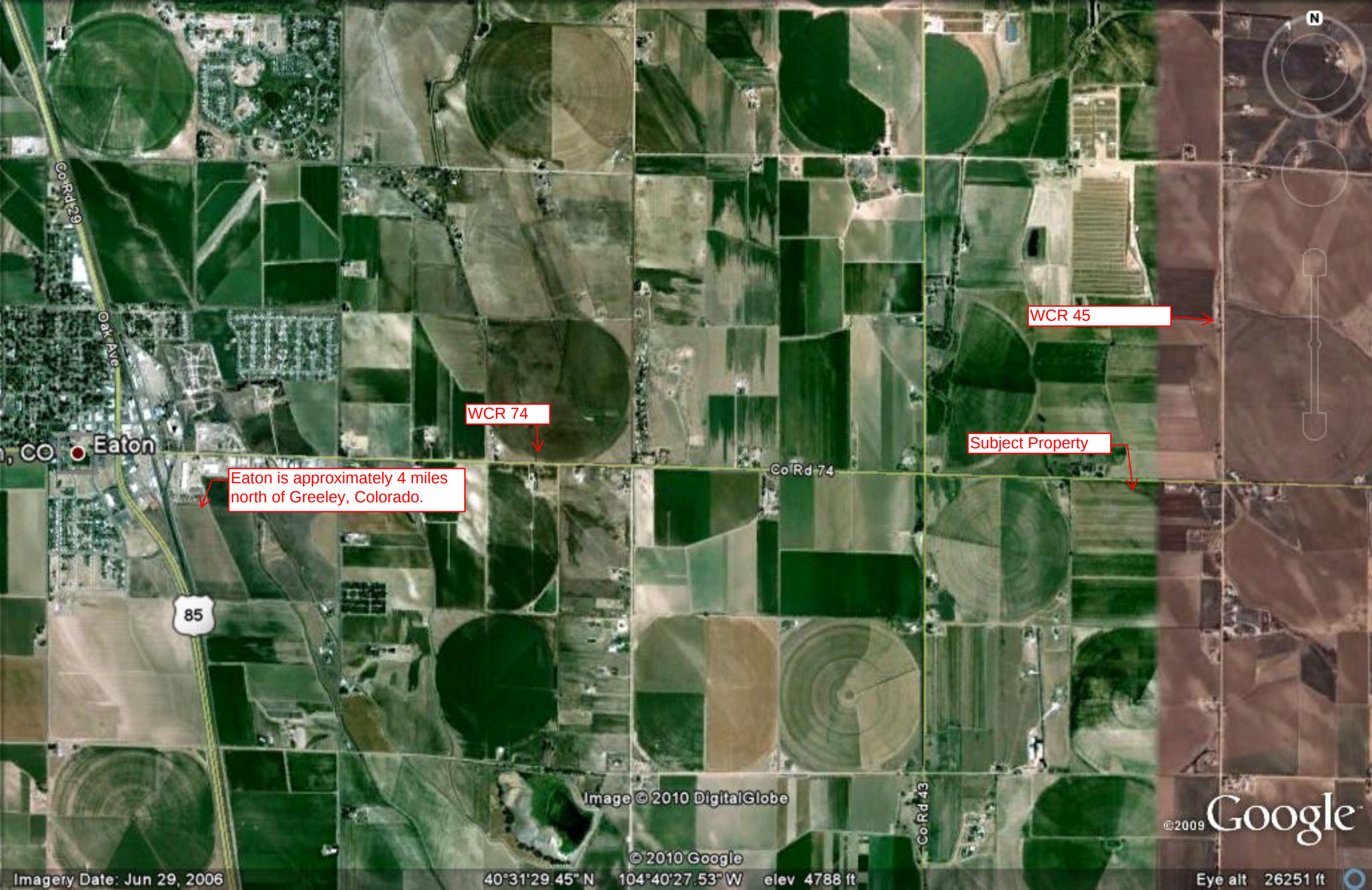
9

10

11

0 1592ft

Map is approximate



Co Rd 29

Oak Ave

, CO Eaton

Eaton is approximately 4 miles north of Greeley, Colorado.

WCR 74

Co Rd 74

WCR 45

Subject Property

Co Rd 43

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Imagery Date: Jun 29, 2006

40°31'29.45" N 104°40'27.53" W elev 4788 ft

Eye alt 26251 ft