

**+/- 66 irrigated acres
34310 WCR 13, Windsor, CO 80550
Weld County, CO**



Marketed by Agri-Enterprises, Inc.
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\$690,000



- +/- 66 irrigated acres
- 8 shares of New Cache La Poudre Reservoir
- 3.5 shares of Lake Canal Company
- North Weld County Water District water tap
- Mineral rights included
- +/- 800 sq. ft. home
- +/- 1600 sq. ft. metal barn
- Taxes \$1517.76 (2010)

Incredible opportunity to own a great little farm in an excellent Front Range location right between the growing communities of Windsor and Timnath Colorado. Property features awesome views, paved road access, several outbuildings, and a nice rural flair but yet in the midst of new communities and nicer upscale homes.



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.