

**1205 North County Road 3
Fort Collins, CO 80524
Larimer County, CO**



+/- 44 acre fully equipped and professionally built Equine Property in an excellent eastern Larimer County east of Fort Collins prime neighborhood location featuring:

- **Beautiful front range mountain views**
- **Professional barn**
- **Six tie stalls**
- **Two box stalls**
- **Numerous runs and several pastures**
- **Irrigated pasture (valuable water right)**
- **Open fronted sheds**
- **Mature trees**
- **1/2 mile race track**
- **Cross country course**
- **+/- 792 square foot Modular Home**

The property is surrounded by custom homes on larger acreages and farms, less than 15 minutes to Fort Collins. The property is subject to a conservation easement and the Larimer County RLUP. The property is not dividable and the home can be replaced (within the designated building envelope).



MARKETED BY:

Agri-Enterprises, Inc.

Les Gelvin and Greg Feit

420 South Howes Bldg A Ste 103

Fort Collins, CO 80521

(970) 221-2607 office

Les: (970) 214-6139 cell

Greg: (970) 218-5911 cell

les@agrienterprises.com

greg@agrienterprises.com



\$550,000



INFORMATION CONTAINED HEREIN HAS BEEN GIVEN BY THE OWNER OF THE PROPERTY OR FROM SOURCES DEEMED RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY. BUT WE DO NOT GUARANTEE IT. EASON TO DOUBT ITS ACCURACY. BUT WE DO NOT GUARANTEE IT.



Water rights: 1/2 share of Water Supply and Storage Company

Utilities : Domestic water, East Larimer County Water

Electric, Poudre Valley REA

Natural Gas, Xcel Energy

Sewer, septic system

Taxes: \$675.36 (2009)

Schools: Poudre R-1, Timnath Elementary, Leshar Junior High and Fossil Ridge High School

Price: \$550,000

Zoning: FA-1

Driving directions: From Highway 14 and Interstate Highway 25 go east on Highway 14, north on County Road 3 approximately 1.5 miles to property.

1205 North County Rd. 3 Fort Collins, CO 80524



Marketed by Agri-Enterprises, Inc.
Fort Collins, CO 80524
(970) 221-2607
[www..agrienterprises.com](http://www.agrienterprises.com)
Les Gelvin
Greg Feit