

39880 Weld County Road 13, Fort Collins, CO 80524



+/- 137 irrigated acres located at the intersection of state Highway 14 and WCR 13 (County Line Rd.) just east of Fort Collins, and north of Windsor, and Timnath Colo. Includes one share of Water Supply and Storage Company irrigation Water and a 2.66 CFS well/sump.

\$2,125,000



**Marketed by Agri-Enterprises, Inc,
Greg Feit**

420 S. Howes Bldg A Ste 103

Fort Collins, CO 80521

Office (970) 221-2607 Cell 970-218-5911

greg@agrienterprises.com

www.agrienterprises.com www.gregfeit.com



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LOCATION: Intersection of State Highway 14 (Mulberry) and Weld County Rd 13
(county line rd.) east of Fort Collins, Colorado

LEGAL: Lot B amended Recorded Exemption RE-954 NW 1/4 Section 18, Township
7 North, Range 67 West of the 6th P.M. Weld County, Colorado

ACRES: +/- 137 irrigated acres

WATER RIGHTS: One share of the Water Supply and Storage Company, and well / sump
case #W5675 decreed rate; 2.66 CFS

IMPROVEMENTS: A comfortable, modest 1200 Sq. Ft. 1 1/2 story 3 bedroom 1 bath
Home. Barn (fresh paint and new metal roof), concrete block utility
/ garage, and grain bins.

UTILITIES: Domestic water tap: North Weld
Electric: Poudre Valley REA
Propane
Sewer: Septic (Sewer line is planned call for details)

TAXES: \$1,925.52 (2006)

PRICE: \$2,125,000

TERMS: Cash or possibly some owner financing.

This property is located in the Growth Management Area for the town of Timnath and is eligible for annexation. The town has potential mixed zoning of commercial along Highway 14 and residential for the balance of the property. A sewer line is scheduled to be installed to the property adjacent to this property across WCR 13.

The share of Water Supply and Storage water can be used for raw water requirements for development (call for details). This water is much sought after by municipalities along the Front Range for domestic consumption. There is a very productive sump / well that is adjudicated at 2.66 CFS (approximately 1200 gallons per minute).



2.66 CFS Well / Sump



Inside of barn, excellent condition, with new metal roof.



Views to the West



MLS# 554748

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