

7250 County Road 5 Erie, CO Weld County, CO



Exclusively Listed by The Land Office LLC

\$1,850,000.00

Beautiful mountain views from this 10-acre property. 2130 sq ft, 3 bedroom, 2 bath home with 484 sq ft attached garage. Also, a 30' x 50' shop, and 16' x 24' barn. Water is supplied to the home by Left Hand Ditch Company. Sale includes Domestic & Livestock well permit 26654, a one quarter of one share Boulder Weld Ditch Water Right, and various small farm equipment. Seller will retain all mineral interest owned. Possession immediate upon closing and delivery of deed. 2022 Property Tax: \$4,636.24.

Legal: A parcel of land located in the SW4 SW4 Section 28, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado.

From I25 and Hwy 52 (Exit 235), west 2 miles to County Road 5, north 1 1/4 miles to the NW corner of the property.



0361 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*

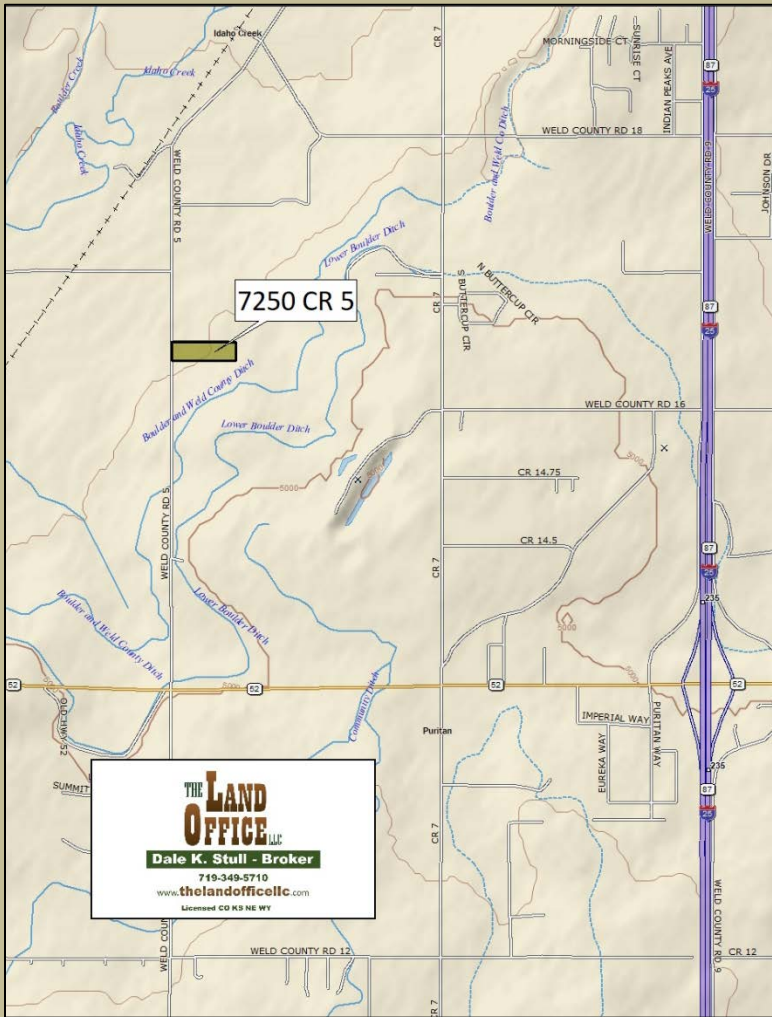


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