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0 County Road 51, Keenesburg, CO

156 ACRES +/-

\$3,900,000

Comments: 156 acres +/- with 159 acre rights of Henrylyn Water for pivot irrigation. Heavy Industrial zoning (I-3). Situated 1 mile east of County Road 49 and annexed into Keenesburg.

Legal: The Southeast 1/4 of Section 18, Township 2 North, Range 64 West of the 6th P.M.

Taxes: \$1792.62/2022

Water: 159 acre rights of Henrylyn Water

All oil, gas and mineral rights are excluded



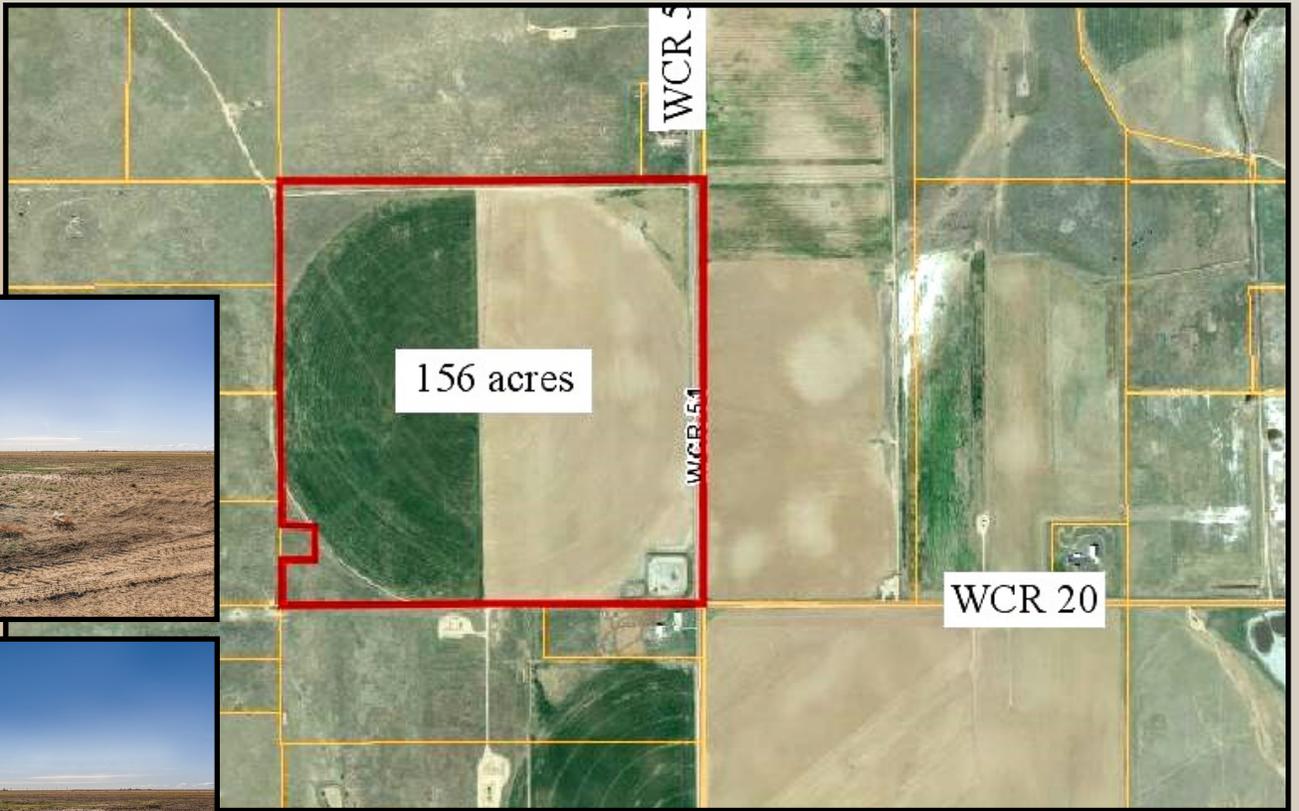
**RYAN
HOSTETLER**

Accredited Land Consultant

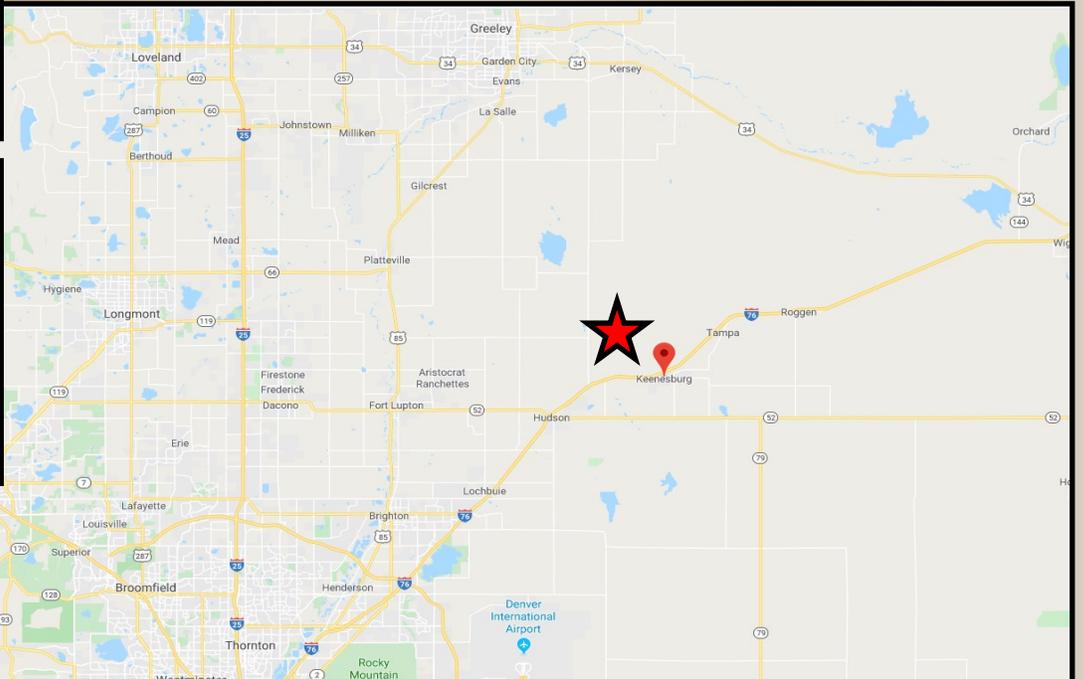
AGPROS.COM

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156 acres



From I-76/CR 49, east on CR 18 for two miles to CR 51 then north to CR 20



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