

# AGPROfessionals

DEVELOPERS OF AGRICULTURE

Keenesburg, CO

*607 acres +/-  
\$6,000,000*



**DESCRIPTION:** Prime industrial property. 230.75 acres of light industrial ground and 377.02 acres of heavy industrial. The sale also includes 1,235 acre feet of Denver Basin water. The property is annexed into Keenesburg. At the time of plat, 135 acre feet will need to be dedicated to Keenesburg.

**LOCATION:** Located on the southeast corner of CR 49 and CR 22

**WATER:** 1,235 AF of Denver Basin Water, of which 135 AF will be dedicated to the Town of Keenesburg and 189.87 Acre Rights within the Henrylyn Irrigation District, currently irrigating approximately 60 acres.

**MINERALS:** Seller shall retain all mineral rights

**ZONED:** Heavy/Light Industrial

**TAXES:** \$2,645.56/2021

**LEGAL:** Part of the North 1/2 and part of the SE 1/4 of 18-2-64  
Part of the West 1/2 and part of the NE 1/4 of 17-2-64

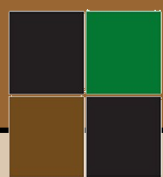
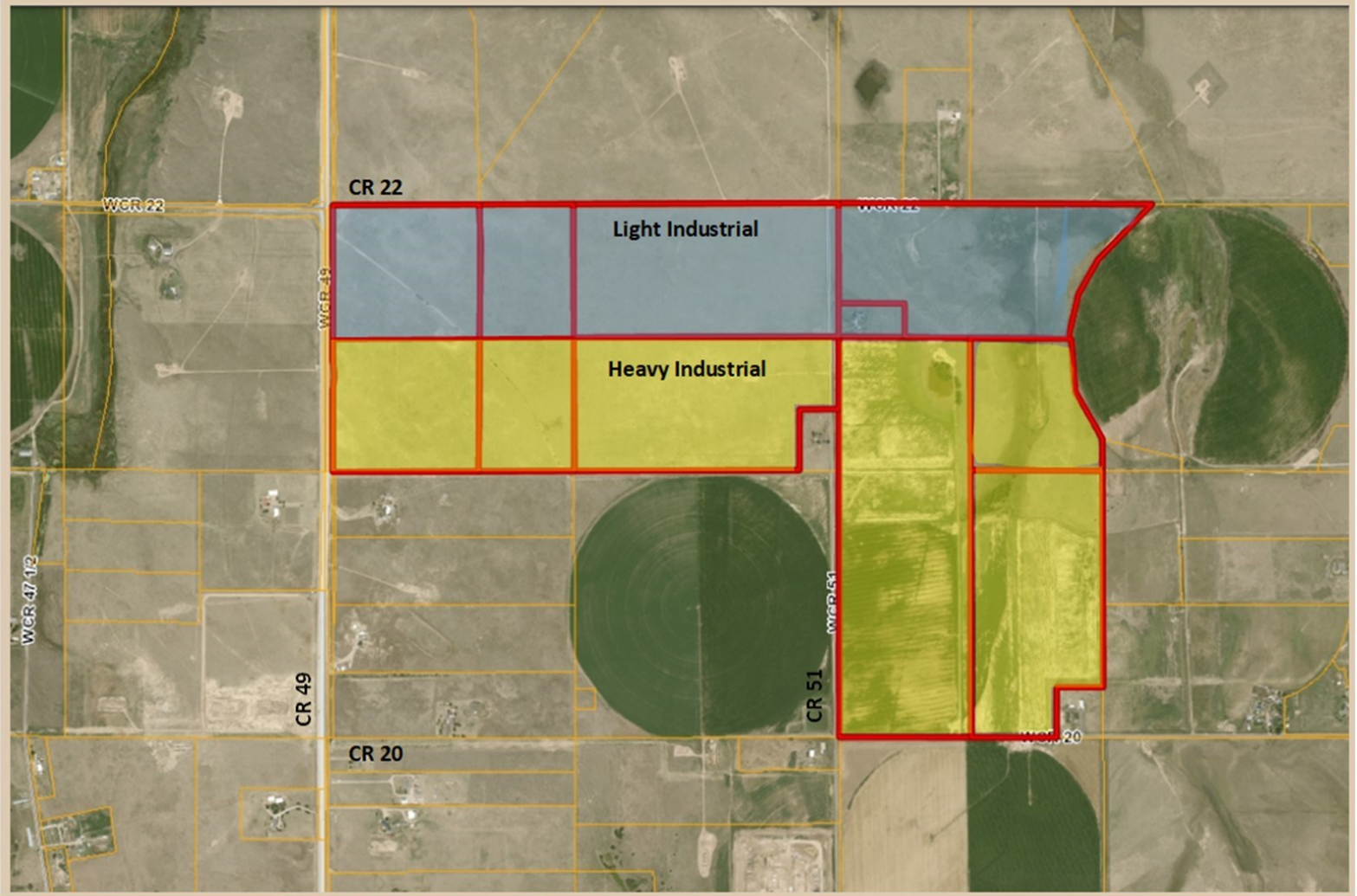


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