



AGPROfessionals

DEVELOPERS OF AGRICULTURE

County Road 10, Keenesburg, CO

296.4 acres



\$1,999,000

Comments: Offered for sale is this large contiguous irrigated farm near Keenesburg, CO. There are very few tracts of this size left in the valley. The sale includes two late 1990's pivots, 301 acre rights of Henrylyn water and a shed. The property can be subdivided into 35 acre tracts without any land use planning from Weld County.

Legal: Lot C of Recorded Exemption No. 1477-07-04-RE2594 being part of the Southeast quarter of Section 7, Township 1 North, Range 63 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 147707000026 containing 145.6 acres more or less and Lot C of Recorded Exemption No. 1477-07-3-RE-2593, being part of the Southwest quarter of Section 7, Township 1 North, Range 63 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 147707000023 containing 150.8 acres more or less.

Taxes: \$3,462/2021

Water Rights: 301.04 bonded acre rights in the Henrylyn Irrigation District

All oil, gas, and mineral rights are excluded

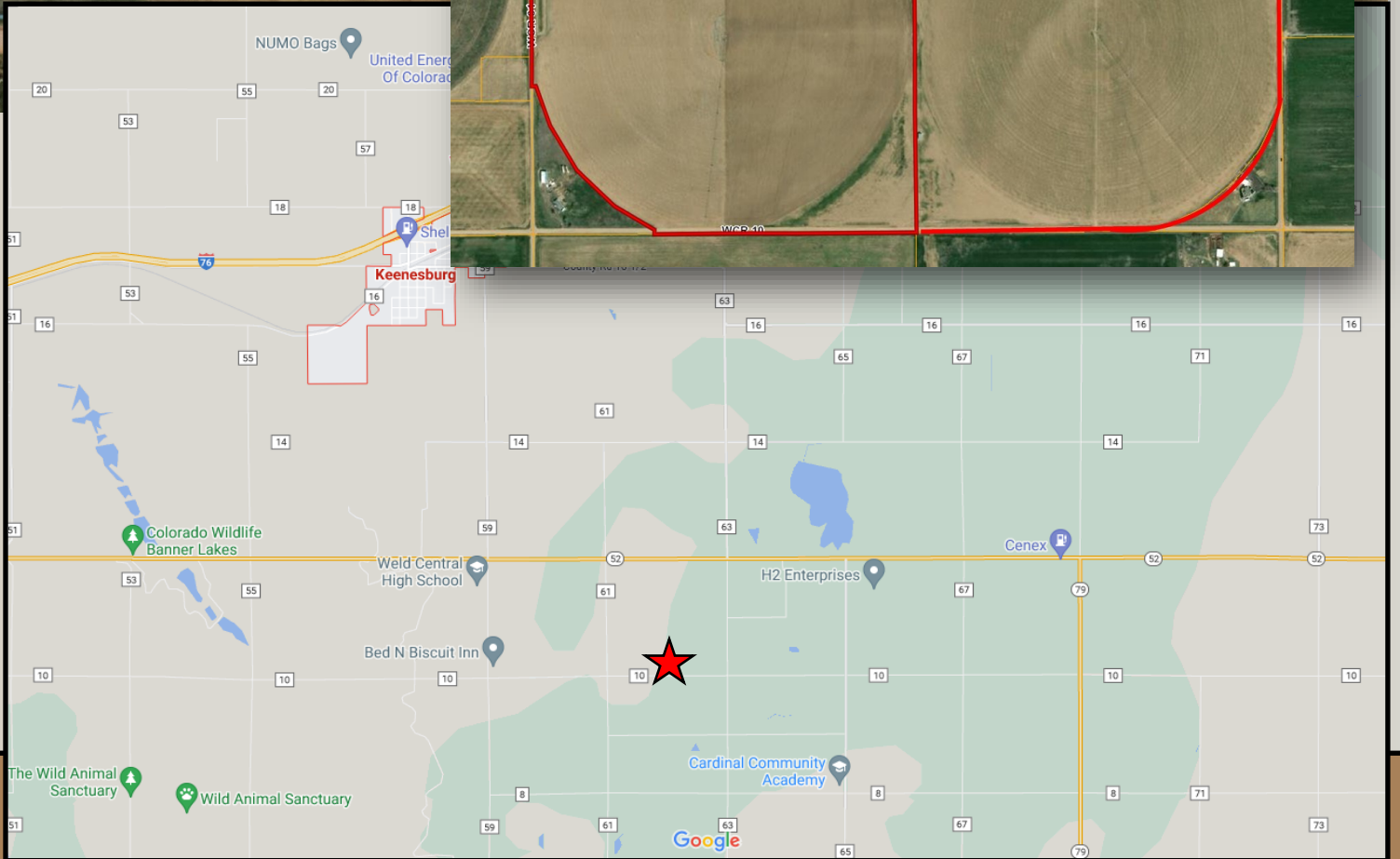
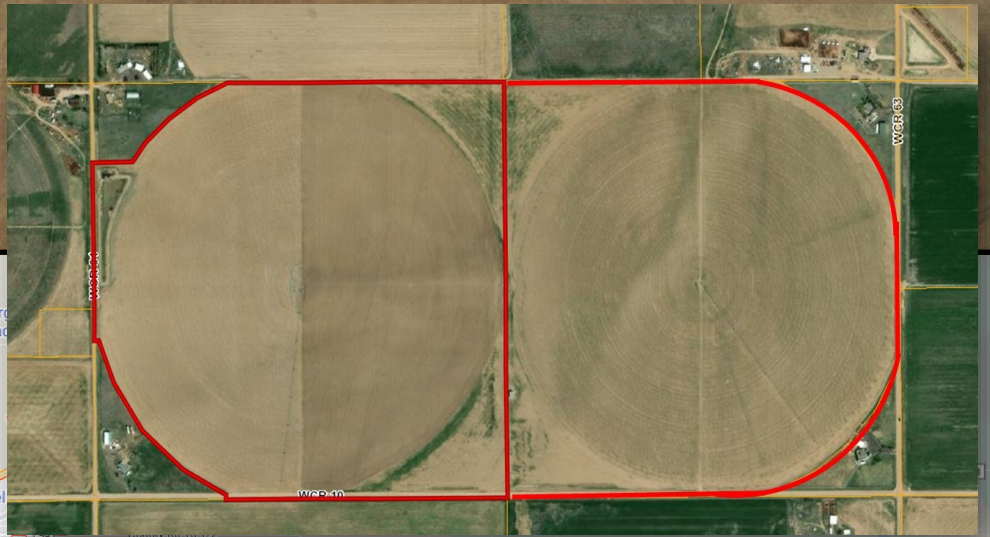
**RYAN
HOSTETLER**

Accredited Land Consultant

AGPROS.COM

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From Hudson, east on Hwy 52 approximately 10 miles to CR 61, then south to CR 10
From Keenesburg, south on CR 59 to Hwy 52 approximately 10 miles to CR 61, then south to CR 10