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County Road 10, Keenesburg, CO

296.4 acres

$1,800,000

Offered for sale is a 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 through Weld County. The farm is leased for the 2026 growing season.

Legals: 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

Lot C of Recorded Exemption No. 1477-07-3-RE-2593, being part of the Southwest quarter of Section 7, Township1 North, Range 63 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 147707000023 containing 150.8 acres more or less.

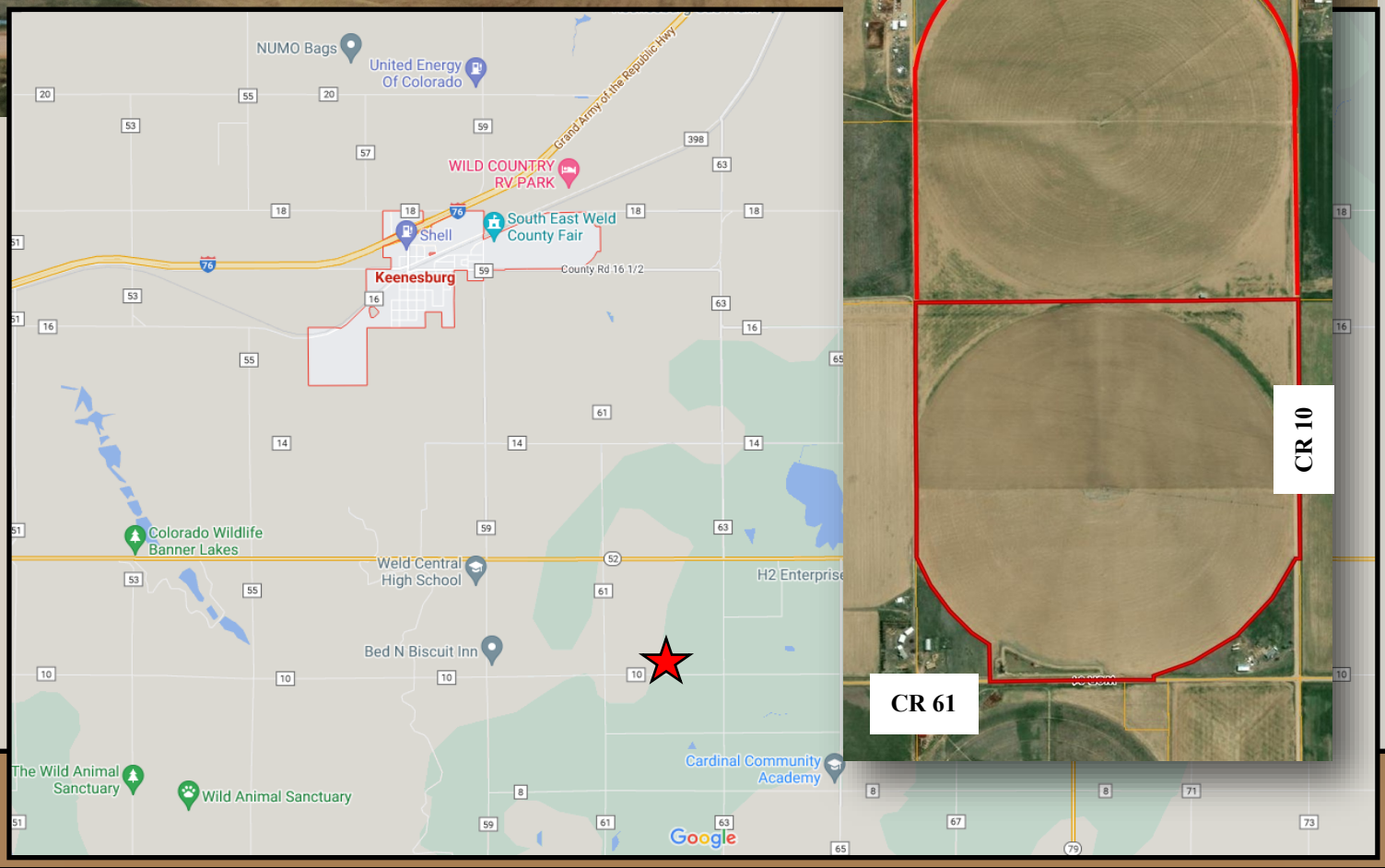
Taxes: $2,836.56/2025

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
3050 67th Avenue, Greeley, CO
303.883.7080 Ryan@Agpros.com



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

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ADDITIONAL SERVICES

Agronomy & Environmental: Our registered technical services providers and certified engineers aid in your compliance and defend your business to ensure that you are able to manage a stringent regulatory environment.

Consulting: Drawing on extensive real-world and business experience, AGPROfessionals' consultants team with our clients to apply new ideas to practical problems to develop and promote a comprehensive plan through and including implementation and operation.

Engineering & Design: Our licensed professionals provide civil, structural, and geotechnical engineering services at the agricultural grassroots. We strive to maintain up to date technical knowledge to meet our clients' needs in all areas of design, permitting, and construction management of agricultural operations.

Financial & Construction: Our team of experts can provide you with customized assistance to develop plans for new construction, improvements on existing structures, and much more.

PR & Legislative: Your advocate at the local, State, and Federal level in Colorado, Nevada and Idaho.

Real Estate: Our in-house brokers licensed in CO, KS, MT, NE, SD, ID, and WY, are dedicated to our clients and take great pride in serving the agricultural community.

Surveying & Geotechnical: Proper due diligence, real estate transactions, and planning and construction require a proper base map and legal survey. Knowing where your boundaries are located and what materials lie under the surface are key elements for most projects.