



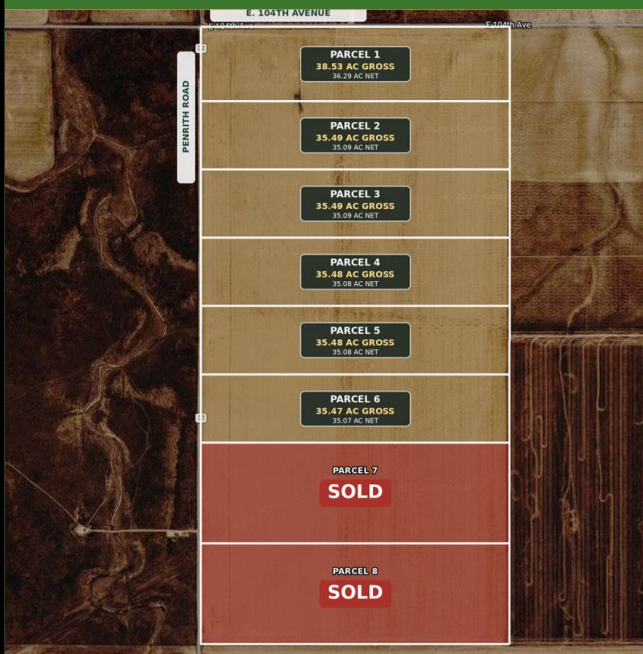
AGPROfessionals
DEVELOPERS OF AGRICULTURE
ADVOCATING FOR CLIENTS SINCE 1997

35+ Acre Colorado Homesites Near DIA with Power and Mountain Views

Build your Colorado country property on one of six available 35-plus-acre homesites near Bennett. Just 15 minutes east of Denver International Airport and 10 minutes north of Bennett, these parcels offer convenient Front Range access without sacrificing the privacy and open space of rural living. Bring your dreams, plans, ATVs, and horses! You've got room to roam.

BENNETT ACREAGE LOTS

6 rural homesites available near E. 104TH Avenue & Penrith Road



\$240,000 (each lot)

AVAILABLE PARCELS

- | | |
|---|---|
| 1 | PARCEL 1
38.53 acres gross
36.29 acres net |
| 2 | PARCEL 2
35.49 acres gross
35.09 acres net |
| 3 | PARCEL 3
35.49 acres gross
35.09 acres net |
| 4 | PARCEL 4
35.48 acres gross
35.08 acres net |
| 5 | PARCEL 5
35.48 acres gross
35.08 acres net |
| 6 | PARCEL 6
35.47 acres gross
35.07 acres net |

LOCATION
Bennett, Colorado
Adams County
Parcel No. 0172916200003

JESSE SCHROEDER

Associate Broker

AGPROS.COM

970.939.0413

JSchroeder@agpros.com

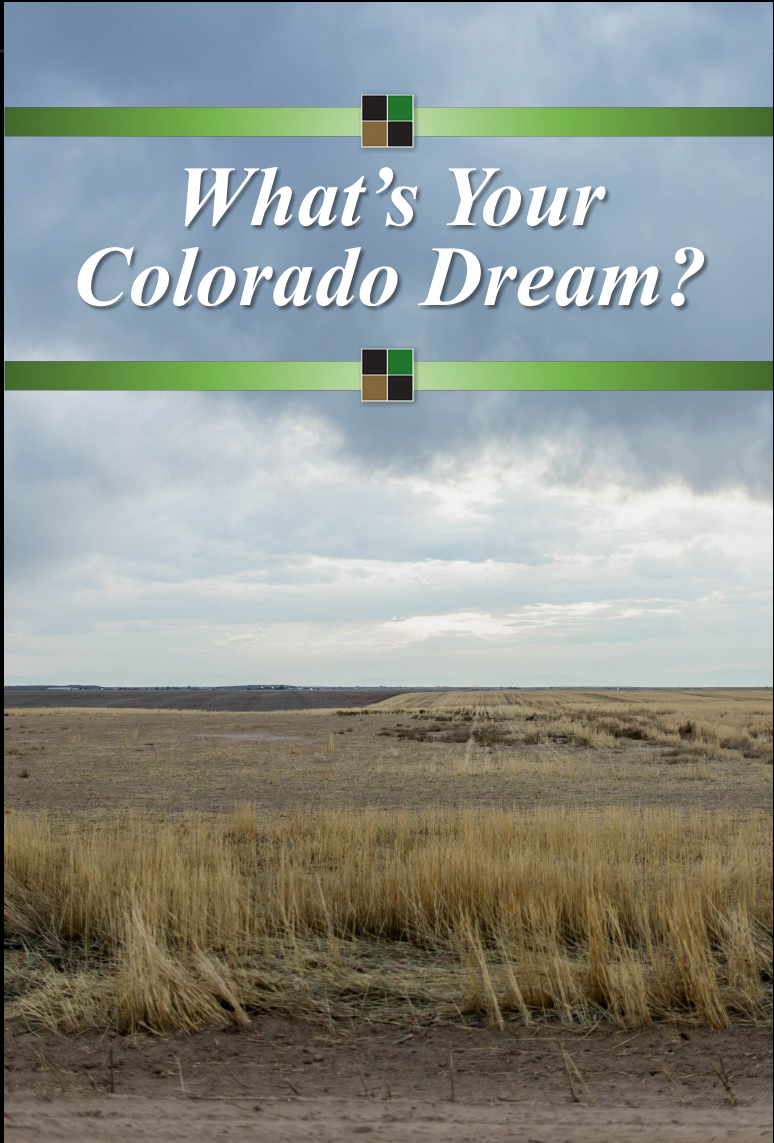


Property Highlights:

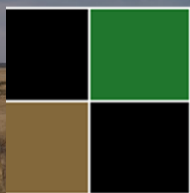
- *6 parcels available – choose your favorite one, two, or all six*
- *Each lot is zoned for 2 horses and 2 dwellings*
- *Buried electric service to each lot*
- *Full-use domestic well eligibility, subject to state approval*
- *Convenience – get to the airport in 15 minutes, or visit Bennett (10 minutes)*
- *Rocky Mountain and foothills views*
- *Rural living, privacy, sunrises, and sunsets*

These properties are competitively priced compared with neighboring acreage and offer a strong combination of location, utilities, usable land, mountain views, and rural freedom.

DIRECTIONS: From the Kiowa Bennett Road, go west on 88th (Irondale Road), then go north on Penrith Road at the AGPROfessionals sign. Lots will be down Penrith Road about .5 miles on the east side of the road.



*What's Your
Colorado Dream?*



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Bennett, CO –Adams County

Incorporated in 1929, the Town of Bennett, Colorado, is a growing community on the eastern edge of the Metro Denver Region. We are a thriving Adams County community with an excellent public school system, abundant parks and trails, and a growing hub for goods and services along the I-70 corridor.



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Schedule Your Visit Today:

Jesse Schroeder, Associate Broker

970.939.0413

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A COMPREHENSIVE SUITE OF SERVICES

We represent a wide range of listings, from raw land to turnkey facilities, across Colorado and neighboring states. Northern Colorado offers a robust inventory of 7- to 40+/- acre tracts, ideal for custom development and appealing to horse enthusiasts and outdoor lovers, with convenient locations and no restrictions.



Full-Service Design & Development

Our range of complimentary services means our valued clients don't have to juggle their project between multiple providers. We offer an efficient, one-stop experience from site selection and purchase to surveying, design, engineering, permitting, and project coordination, saving our clients time and bringing their equestrian vision to life.



Agronomy & Environmental: Our team supports your compliance and defends your business, helping you manage a stringent regulatory environment.

Consulting: Our consultants draw on extensive real-world ag and business experience to apply new ideas to our clients' practical problems, delivering comprehensive results.

Engineering & Design: Providing civil, structural, and geotechnical engineering services at the grassroots of agriculture.

Financial & Construction: Customized assistance in planning new construction, improvements, and more.

PR & Legislative: Your advocate at the local, State, and Federal level in CO, NV, and ID.

Real Estate: Our in-house brokers licensed in multiple states 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.

