

75 ACRES / WATER / GREENHOUSE / RESIDENTIAL DEVELOPMENT OPPORTUNITY, STRASBURG CO



- LOCATION:** 57700 E 24th Avenue, Strasburg CO 80136. From E-470 and I-70 go East on I-70 21 miles and take Exit 310 at Strasburg at stop sign go Left over I-70 ¼ mile to Colfax Ave, then East 1/4 mile to Strasburg Mile Road then 1 mile North to 26th Avenue then 1/2 mile East to the green gate and property entrance.
- ACREAGE:** 75.36 Acres per Adams County Assessor. 54 acres outdoor irrigation in 12 separate zones irrigated by under ground tape and 21 acres encompassing the improvements.
- PRICE:** \$995,000.00 cash at closing. Seller financing depending on terms.
- ZONING:** The Property is presently zoned A3 Agricultural (minimal dividable lot size of 35 acres). Rezoning the Property through Adams County could create small acreage residential development.
- GREENHOUSES:** Two Gable Series 7500 greenhouses offer a combined space of 44,000 SF. Included are: advanced misting system, exhaust fans paired with evaporative cooling systems for optimal airflow and temperature control. Hired Hand Heaters and HAF fans provide consistent warmth. One greenhouse is equipped with radiant heating tables
- WATER RIGHTS:** Determination #1104 -BD Laramie-Fox Hills Aquifer 13 acre feet / year. Determination 1105 -BD Arapahoe Aquifer 22.4 acre feet / year. Determination 1106 -BD Denver Aquifer 7.5 acre feet / year.
- WELLS:** 1951 irrigation well permit #10291 50 feet 165+/- gpm. 2017 domestic / stock well permit 306119 60 feet, 15gpm.
- RESIDENCE:** 1948 1290st ranch, 3 bedroom, 1 bath, 542sf finished basement, 1 car garage.
- OUTBUILDINGS:** 1948 962sf metal building, 550sf storage, 100sf storage.
- MINERALS:** Property includes all of Sellers mineral rights that they own, if any.
- TAXES:** 2022 property taxes \$1,676.
- SCHOOLS:** Strasburg School District 31-J classified as 2A for elementary, Junior High and High School.
- NOTE:** The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker is a Transaction (neutral) Broker and not a Seller's agent.