



TURNKEY REGENERATIVE Ag &  
CARBON SEQUESTRATION PROPERTY  
**FOR SALE**  
12006 Wasatch Road, Longmont, CO 80504

## PROPERTY HIGHLIGHTS

This **32-acre** property has implemented **regenerative agricultural practices** for well over 10 years, improving soil health and **advancing carbon sequestration**. Operations have included livestock production and **demonstration test-crop sites**. The farm has played a critical role in supporting local food banks across the Front Range—including **Weld, Broomfield, and Boulder** counties—as a local food-producing enterprise. The model emphasizes food rescue, organic-waste diversion, composting, and **carbon sequestration**, reducing the need for synthetic inputs and creating a platform for specialty cultivation, including **horticulture, vermiculture (worm farming), and mushroom cultivation**.

The property is a candidate site for **biochar manufacturing** pursuant to **Article 4-505.B** of the Boulder County Land Use Code. There is potential for **residential development** and **accessory structures** supporting agricultural operations and personal use pursuant to **BLUC Article 4-516**; under **Resolution 2023-073**, a **2,500-SF above-grade residence** and approximately **22,000 SF** of accessory structures may be permitted with county approval.

Infrastructure includes **one domestic water tap** with five hydrants distributed across the property and a **25-kilowatt transformer** providing electric service. The property offers strong financial potential for an agricultural operator—and even greater upside for a **biochar production facility**. **Organic certification** may be possible, and the property is **free of chemical fertilizers**. Boulder County has recognized this unique property for its **regenerative agricultural practices**.

<b>Sale Price</b>	Withheld
<b>Site Size</b>	31.51 Acres
<b>Zoning</b>	Ag
<b>Availability</b>	Immediately



10 Mile Population



168,308

10 Mile Employees



59,636

Colorado  
Group

## FOR MORE INFORMATION

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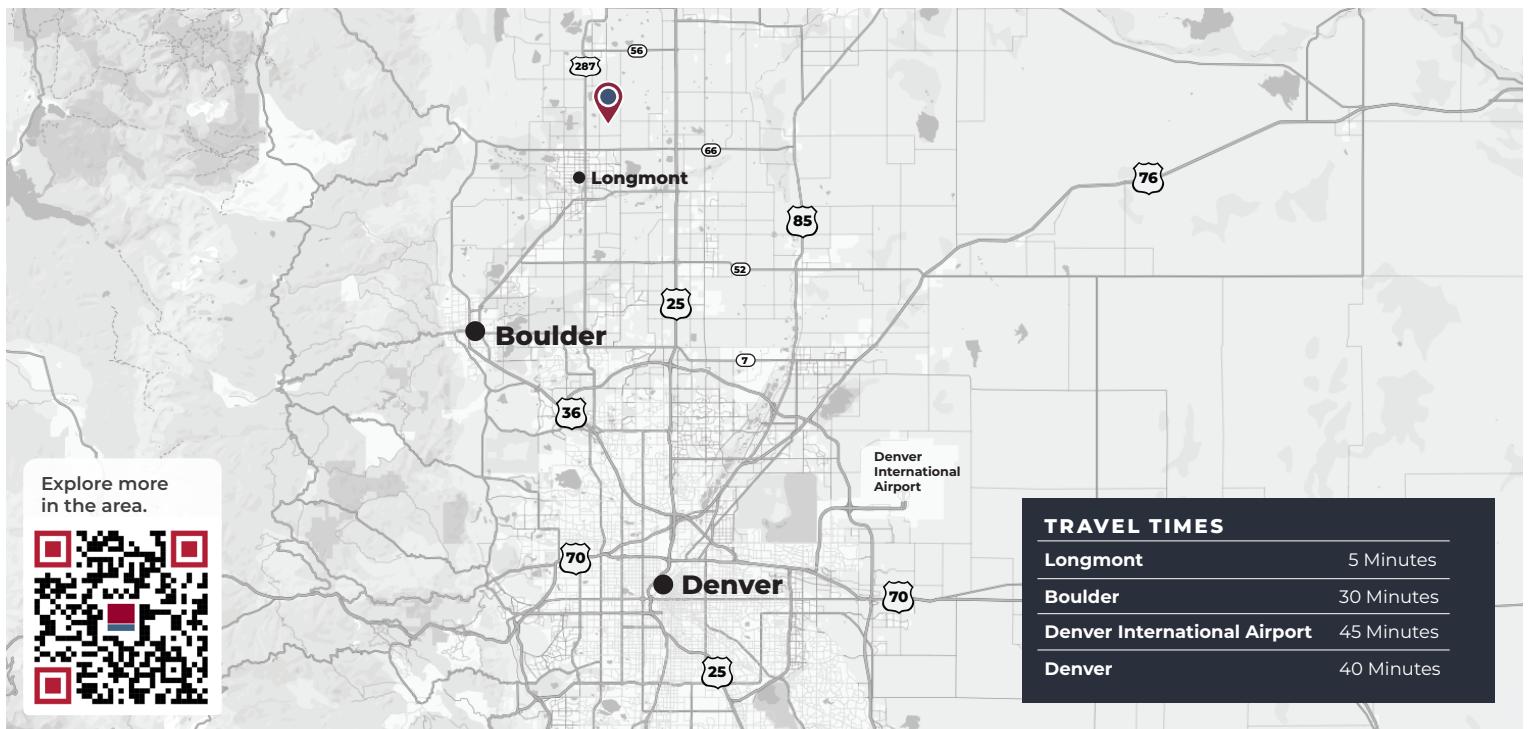
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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

12006 WASATCH RD.  
LONGMONT, CO 80504



For a complete disclaimer, please see page one of this brochure.

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