

Full Property View

8032 Maverick Lane, Ordway, CO 81063

\$699,000 - Active



Listing ID:	4393626	MLS Status:	Active
Property Type:	Commercial Sale	List Price:	\$699,000
Property Subtype:	Special Purpose	Original List Price:	\$699,000
County:	Crowley	Structure Type:	
Year Built:	2019	Lease Considered:	Yes
Lease Amount:		Listing Terms:	Cash, Conventional, Owner Will Carry
Listing Contract Date:	05/07/2024	Spec. Listing Cond:	
Days in MLS:	14	Tax Year:	2020
Tax Annual Amt:	\$4,996	Tax Legal Desc:	SUBDIVISION MAVERICK ACRES, AMENDED LOT 28 SECTION: 7 TOWNSHIP: 21 RANGE: 56

Recent: 05/07/2024 : Back On Market : W->A

Building Information

Building Area Total (SqFt Total): 6,200	Building Class:	Stories:
Construction Materials: Metal Frame, Other	Year Built Effective (Last Remodel): 2019	
Exclusions: Sellers Personal Property	Roof: Metal, Other	
PSF Total: \$113		

Site & Location Information

Lot Size: 5.20 Acres / 226,512 SqFt	Fencing:
Current Use: Agricultural	Lot Features:
Zoning: Spec Purpose	Building (Complex) Name:
Walk Score: 0	Parcel Number: 108-02167
	View Walk, Bike, & Transit Scores

Water & Utilities

Water Included: Yes	Water Source: Public	Sewer:	Septic Tank
Utilities: Electricity Available, Natural Gas Available			

Financials & Expenses

Cap Rate: 0.00	Cap Rate Calculation:
<u>Actual</u>	<u>Projected</u>
Gross Income:	Gross Income:
Operating Expense:	Annual Expense:
Annual Net Income:	Annual Net Income:
Operating Expense Includes:	

Unit Information

# Units Total: 3	# Units Vacant:	# Units Furnished:
<u>Unit Type</u>	<u># of Units</u>	<u>Unit Area (SqFt)</u>
	1	4,200
	1	2,000
	1	945
	<u>Actual Rent</u>	<u>Total Rent</u>
		<u>Unit Description</u>
		Greenhouse
		Metal Building
		Single wide trailer

Parking

Parking Total: 0	Garage Spaces: 0	Offstreet Spaces: 0
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Description</u>
Parking Lot		Ample Parking, Concrete

Public Remarks

Great opportunity for a fully automated cultivation property on 5.2 acres of real estate in Ordway, Colorado. A 4,200 sq. ft. fully automated greenhouse with CO2, light deprivation, wet wall, misters, drip irrigation, custom grow tables, and 44 LEDs. There is an additional 2,000 sq. ft. warehouse that houses the irrigation/fertigation systems, CCTV room, clone space, safe room, drying/curing room with a custom rail system and specially built CureTube shelving. The sophisticated automation system graphs and tracks psi, rpm, amps, PAR, VFD drives, and more; both locally and online. It operates the climate and irrigation system by automatically adjusting nutrient concentrations (ppms), acidity (ph), cooling/heating, re-filling, mixing, re-routing/bypassing water and tanks when necessary. There is also a 400 sq. ft. shipping container full of tools and a furnished 945 sq. ft. trailer for staff. There is just under an acre of outdoor cultivation. Greenhouse and outdoor cultivation are fully fenced and secure. Infrastructure was set up for 100 KVA transformer providing 200 Amps of power can be upgraded to 3 phase power with 1,000 Amps for an additional fee. A self starting fail-safe generator provides near instant backup power. Municipal water and installed natural gas infrastructure supplies over 25 million BTUs providing limitless expansion potential. This property was previously licensed as a cannabis cultivation facility and could be licensed again for this use. The property could also be used for a variety of other agricultural uses such as: organic fruit and vegetables production, cut flowers, mycology production, bedding plant production, food and wellness crop production, or organic egg production. Please call today on this incredible opportunity.

Directions

From Pueblo, take US-50/CO-96 E approximately 13.5 miles., Turn left onto CO-96 drive approximately 36.4 miles. Turn left onto CO-71N/CO-96E (2nd Street), take the first right onto CO-96 E for approximately 2.1 miles. Turn left on County Lane 20, take the first left onto CO Rd H, destination will be on the right.

Confidential Information

Private Remarks: **THE SELLER WILL ENTERTAIN AN OWNER CARRY FOR A PORTION OF THE PURCHASE PRICE. PLEASE INQUIRE WITH INTEREST.**

Sale Type:	Either	Existing Lease Type:	NNN	Submitted Prop:	No
CO-OP Compensation:	3.0%	Dual Variable:	No		

The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable.

Contact listing broker for details.

Contract Earnest Check To: **First Integrity Title**
Contract Min Earnest: **\$60,000**
Title Company: **First Integrity Title**
Expiration Date: **04/30/2025**

Listing Terms: **Cash, Conventional, Owner Will Carry**

Possession: **Closing/DOD**
Ownership:

Showing Information

Showing Service: **Other**
Showing Contact Phone: **303-549-4182** Show Email: brett@ajaxrealtygroup.com No Showings Until:
Showing Instructions: **Showing by appointment only.**

List Agent

List Agent: **Brett Bennett**
List Agent ID: **005471**



Phone: **303-770-5000**
Mobile: **303-549-4182**
Office: **303-770-5000**
Email: brett@ajaxrealtygroup.com

List Office ID: **00289**



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Generated on:
05/21/2024 3:54:36 PM

Characteristics

Lot Acres:	5.200	Lot Sq Ft:	226,512
Land Use - County:	Special Purpose	Land Use - CoreLogic:	Miscellaneous
Garage Capacity:	0		

Owner Information

Owner Name:	Woolslayer Farms Llc	Mailing Address:	170 E 100 S
Mailing City & State:	Nephi Ut	Mailing Zip:	84648
Mailing ZIP 4:	1818	Mailing Carrier Route:	C001
Owner Occupied:	No		

Location Information

Property Zip:	81063	School District:	Crowley County Re-1-J
Elementary School:	CROWLEY	Middle School:	CROWLEY
High School:	CROWLEY	Township Range and Section:	215607
Lot:	28		

Tax Information

PIN:	108-02167	Schedule Number:	10802167
% Improved:	58	Tax District:	19A
Tax Appraisal Area:	19A		
Legal Description:	SUBDIVISION MAVERICK ACRES, AMENDED LOT 28 SECTION: 7 TOWNSHIP: 21 RANGE: 56		

Assessment & Taxes

Assessment Year	2023	2022	2021
Market Value - Land	\$99,996	\$99,995	\$99,995
Market Value - Improved	\$137,213	\$167,214	\$167,214
Market Value - Total	\$237,209	\$267,209	\$267,209
Assessed Value - Land	\$27,899	\$28,999	\$28,999
Assessed Value - Improved	\$38,282	\$48,492	\$48,492
Assessed Value - Total	\$66,181	\$77,491	\$77,491
YOY Assessed Change (\$)	-\$11,310	\$	
YOY Assessed Change (%)	-15%	0%	
Tax Year	2023	2022	2021
Total Tax	\$4,627.44	\$5,153.00	\$4,934.64
Change (\$)	-\$526	\$218	
Change (%)	-10%	4%	

Last Market Sale

Sale Date:	12/13/2017	Sale Price:	\$100,000
Deed Type:	Deed (Reg)	Owner Name:	Woolslayer Farms Llc
Seller Name:	Crowley Dev Llc		

Listing History from MLS

ListingID: [2118169](#) Sts: **Active**
Parcel #: [10802167](#)

8032 Maverick Lane, Ordway, CO 81063
Commercial Lease, Industrial

LA: [Brett Bennett](#)
LO: [Ajax Realty Group](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/08/2024	New Listing	ACT-> \$3,000	05/08/24 - 10:28 PM	<input type="text"/>

ListingID: [4393626](#) Sts: **Active**
 Parcel #: [108-02167](#)

8032 Maverick Lane, Ordway, CO 81063
 Commercial Sale, Special Purpose

LA: [Brett Bennett](#)
 LO: [Ajax Realty Group](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
05/07/2024	Back On Market	WTH->ACT	05/07/24 - 09:50 PM	0
05/07/2024	Withdrawn	ACT->WTH	05/07/24 - 05:58 PM	0
05/07/2024	New Listing	ACT-> \$699,000	05/07/24 - 05:46 PM	0

ListingID: [6973465](#) Sts: **Closed**
 Parcel #: [108-02167](#)

8032 Maverick Lane, Ordway, CO 81063
 Commercial Sale, Special Purpose

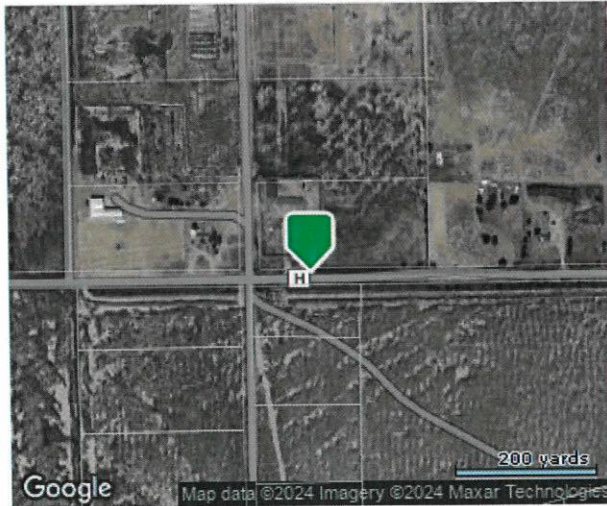
LA: [Brett Bennett](#)
 LO: [Ajax Realty Group](#)

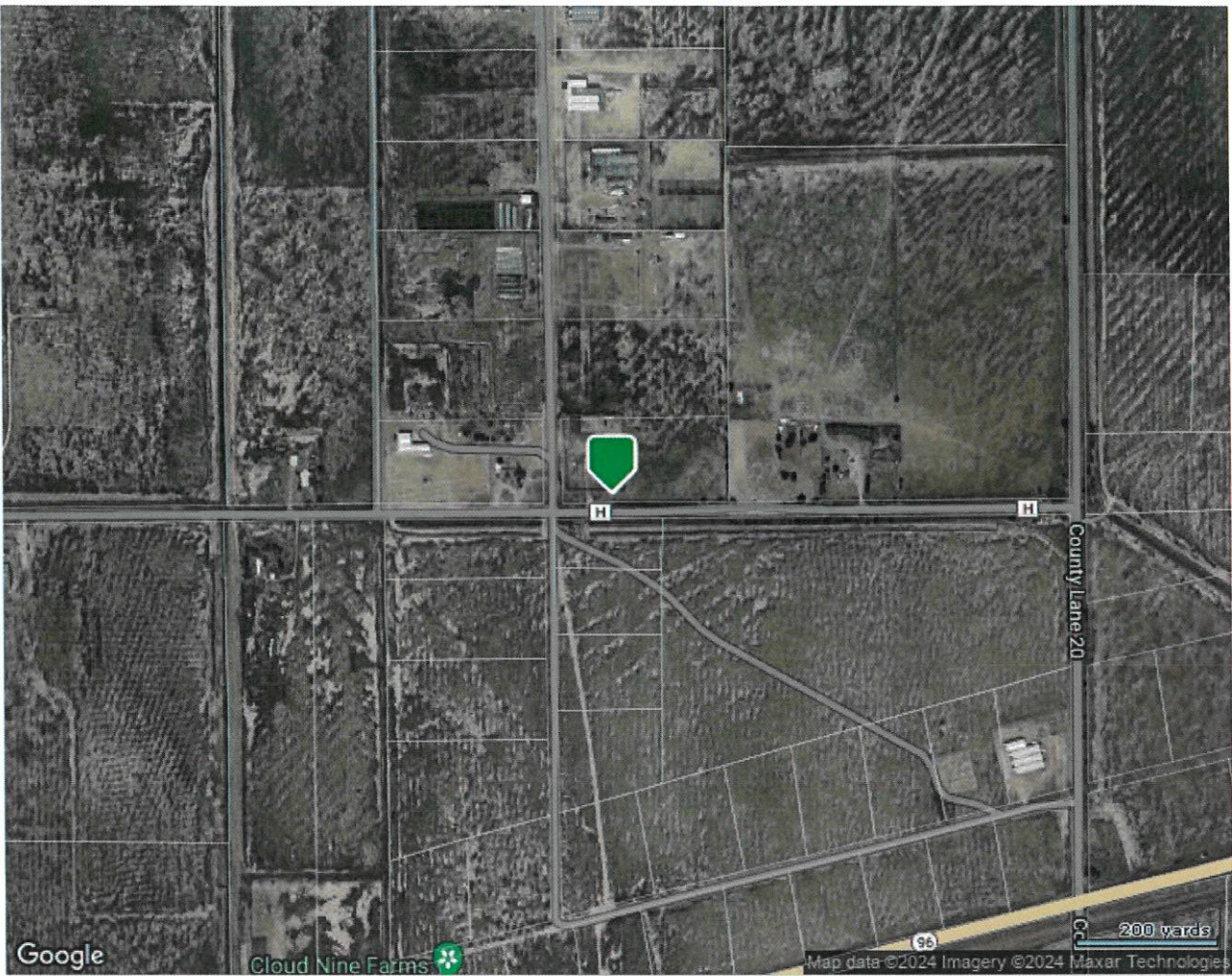


Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
01/26/2023	Closed	(\$600,000)	01/30/23 - 04:09 PM	384
09/26/2022	Pending	ACT->PND	01/30/23 - 04:08 PM	510
09/01/2022	Back On Market	EXP->ACT	09/01/22 - 03:54 PM	359
08/31/2022	Expired	ACT->EXP	09/01/22 - 12:12 AM	359
07/25/2022	Price Decrease	\$1,190,000->\$999,990	07/25/22 - 01:44 PM	322
05/31/2022	Price Decrease	\$1,290,000->\$1,190,000	05/31/22 - 01:44 PM	267
02/14/2022	Price Decrease	\$1,490,000->\$1,290,000	02/14/22 - 04:59 PM	161
12/02/2021	Price Decrease	\$1,690,000->\$1,490,000	12/02/21 - 09:05 AM	87
09/06/2021	New Listing	ACT-> \$1,690,000	09/06/21 - 12:55 PM	0

Sale History from Public Records

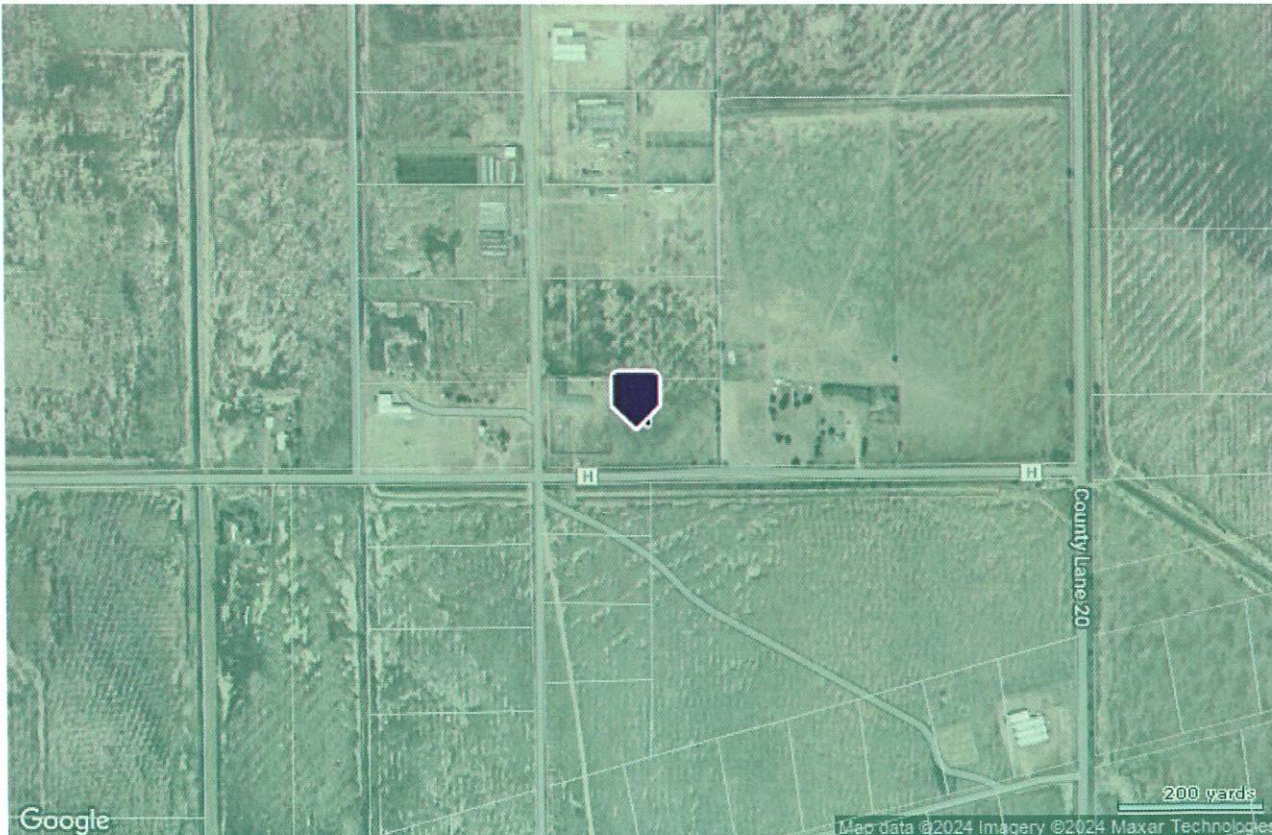
Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
01/26/23		Y	Woolslayer Farms Llc	Owner Record	177408	Deed (Reg)		
12/13/17	\$100,000		Pmg Holdings Llc	Crowley Dev Llc	172753	Deed (Reg)		MULTI
12/13/17		Y	Tuber David Statement Of Autho	Pmb Holdings Llc Llc	172752	Deed (Reg)		MULTI
12/13/17		Y	Utility Easement	Crowley Dev Llc	172751	Deed (Reg)		MULTIPLE
09/25/17		Y	Maverick Acres	Second Survey	172731	Deed (Reg)		MULTIPLE
06/05/17		Y	Maverick Acres	Survey	172294	Deed (Reg)		MULTIPLE
11/30/16		Y	Statement Of Authority	Arbuthnot Feedlots Inc	171855	Settlement Deed		MULTIPLE
11/29/16	\$140,000		Crowley Dev Llc	Arbuthnot Feedlots Inc	171856	Warranty Deed		MULTIPLE





Flood Zone Code: **N**
 Flood Zone Date: **NONE**
 Flood Zone Panel: **NONE**
 Flood Code Description: **Area Not Mapped-An Area That Is Located Within A Community Or County That Is Not Mapped On Any Published Firm (Usually A Community Not Participating In Nfip). Internal Tfhc Designation.**

Special Flood Hazard Area (SFHA): **Out**
 Flood Community Name: **CROWLEY COUNTY**
 Within 250 feet of multiple flood zone: **No**



Coastal 100-Year Floodway
 Coastal 100-year Floodplain
 100-year Floodway
 100-year Floodplain

■ Undetermined ■ 500-year Floodplain incl. levee protected area ■ Out of Special Flood Hazard Area

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