

For Sale | Vacant Land

9746 County Line 7 | Longmont 80504



[VIEW PROPERTY VIDEO](#)

DETAILS

Acres	37 acres
Square Footage	Approx 1,611,720 sq/ft
Price	\$2,500,000.00
Zoned	Agricultural

**37 Acres For Sale
Development
Opportunity**

- 37 acres with water and sewer in the road.
- Southwest-facing with stunning back-range views, surrounded by many luxury homes in the area.
- The property offers excellent potential for development—either subdivided into 1-acre lots or designed as larger luxury home sites.
- 5 acre Oil Lease in back corner. (Lease not included).
- Water rights are not included; however, ditch water may be available for lease.
- Water Tap fees: \$66,652 for 7,000 sq ft and \$86,687 for larger.
- Easy access to Hwy 52 and I-25. Rinn Valley Ranch next door.
- Please view video for surrounding information.
- Zoning: https://library.municode.com/co/weld_county/codes/charter_and_county_code?nodeId=CH23ZO

FOR MORE INFORMATION CONTACT...



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