

SALE PRICE: \$2,500,000 \$2,195,000 (\$5.45/SF)

// PROPERTY FEATURES



TRACT 1: 5.901 ACRES
Current hay crop

TRACT 2: 3.352 ACRES
Previously occupied by Landscaping Business

SUBSTANTIAL **I-25** VISIBILITY 1,300+ linear feet of I-25 frontage

IMMEDIATE I-25 ACCESS With NE Frontage Road infrastructure complete

½ SHARE OF NORTH POUDRE IRRIGATION STOCK

GRANDFATHERED WELLUsed for lawn irrigation

ACCESS TO UTILITIES

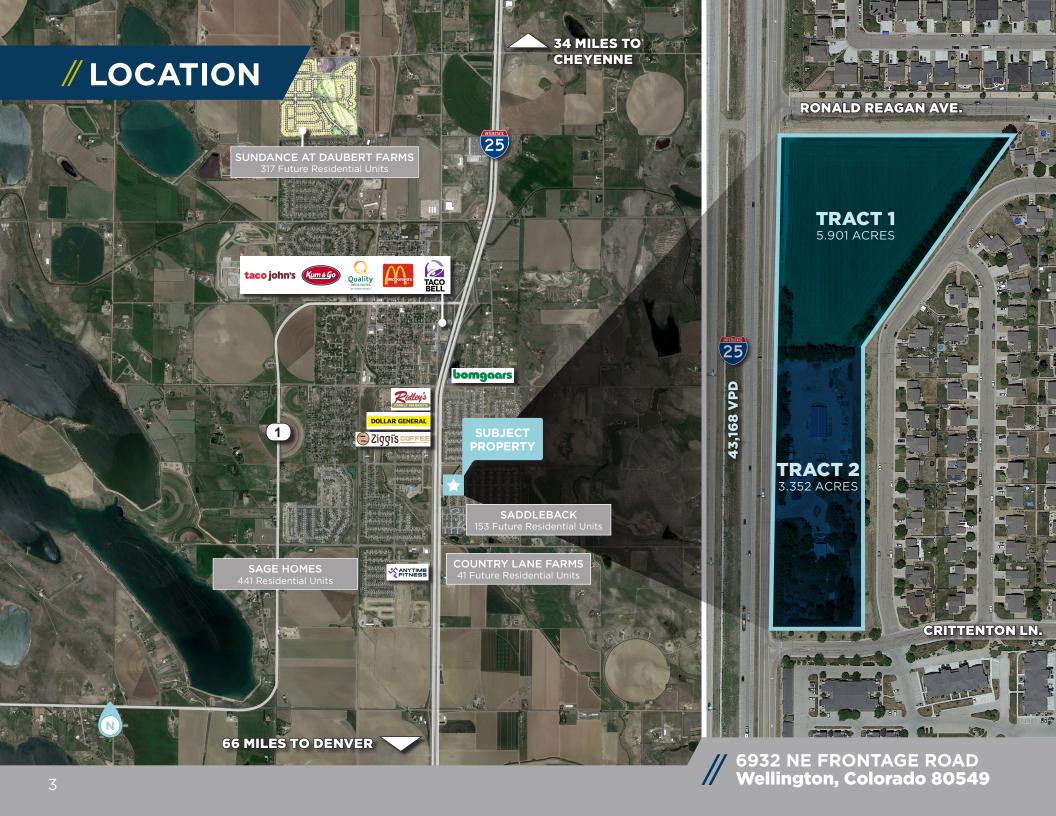
At/or adjacent to the property







Wellington, Colorado 80549





CONTACT

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