

# FOR SALE

## Premium 60 Acre Irrigated Farm with Panoramic Views



Johnson & Associates Real Estate  
970.581.2994    rob@abrucejohnson.com

**Location:** 19217 County Road 72, Eaton, CO

1.5 Miles outside of Eaton, Colorado

**Total Deeded Acres:** 64

**Irrigated Cropland Acres:** 54

**Irrigated Leased Acres:** 5

Reliable  
Water

### Key Features:

- Subsurface drip irrigation system (18 zones)
- 57' x 110' steel shed with concrete floor (2022)
- 13.6kW solar array powering drip system and shop (2021)
- 40% ownership of 1200 GPM Non-Tributary (Coffin) Irrigation Well
- 1 Share Larimer Weld Irrigation, 1 Share For Far Lateral & Gale Lateral
- Legal lot for single family homesite
- Located in the Town of Eaton's Suburban Residential Comprehensive Land Use Plan
- NWCWD adjacent to property  
\*Potential for 50% Water Tap\*
- \$218,000 4.35% Assumable Loan

**Asking:** \$1,650,000



