

OFFERING MEMORANDUM

40444 Bush Road
Avondale, CO 81022

\$700,000

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.



40444 Bush Road, Avondale, CO 81022



PROPERTY OVERVIEW

Single family home and expansive farming operations on 39 Acres in Pueblo County, Colorado.

This outstanding fully fenced, residential agricultural opportunity is perfect for anyone looking to expand their farming operations in southern Colorado. This ideal setting offers tremendous views in almost every direction and is conveniently located close to the City of Pueblo. The property offers the following:

A Brick and siding 2,130 square foot single-family home built in 1971 with an asphalt composition roof along with 3 bedrooms, 2 1/2 baths and a full basement. The home offers a kitchen on the main level, a wood burning fireplace in the living room a two-car garage and a full basement. There is a wood deck on the front of the home as well.

A 1,152 square foot newer modular home on the property that offers 3 bedrooms and 2 bathrooms along with a full kitchen.

An 11,800 square foot four bay fully automated greenhouse built in 2017 is also included. This is a four bay greenhouse that includes everything need to cultivate. All the greenhouse bays are connected but all need to be re-roofed and the blackout cloth is damaged as well in each bay.

And a 2,482 square foot outbuilding that is heated, cooled and secured, that houses an indoor cultivation area with several flower rooms and a curing room.

There is a 150 KVA Transformer for the cultivation building and a 277/480 Volt 3 phase diesel generator located just outside of the greenhouse in case the power ever happens to go out.

The property is fenced. The farm was previously used for cannabis cultivation. There are numerous large water holding tanks onsite to feed each of the various cultivation areas on the farm. The farm has potential and the infrastructure is in place.

Please call or email if you have any questions or if you would like to arrange for a tour of the property.

OFFERING SUMMARY:

SALE PRICE:	\$700,000 Cash only price
SALE TYPE:	Owner/User or Investment
PRICE/SF:	\$39.85
TOTAL BUILDING SIZE:	17,564 sq. ft.
YEAR BUILT:	1971—2,130 sq. ft. house 2015—1,152 sq. ft. modular home 2017—11,800 sq. ft. greenhouse 1971—2,482 sq. ft. outbuilding
LOT SIZE:	39.10 Acres
ZONING:	A-1



PUEBLO, CO

Avondale is a city located in Pueblo County, Colorado.

CITY INFORMATION

CITY POPULATION (2024)	330
AVERAGE HOUSEHOLD INCOME:	\$99,160
MEDIAN HOUSE VALUE:	\$261,927

<https://worldpopulationreview.com/us-cities/colorado/avondale>

<https://www.zillow.com/home-values/35161/avondale-co/>



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