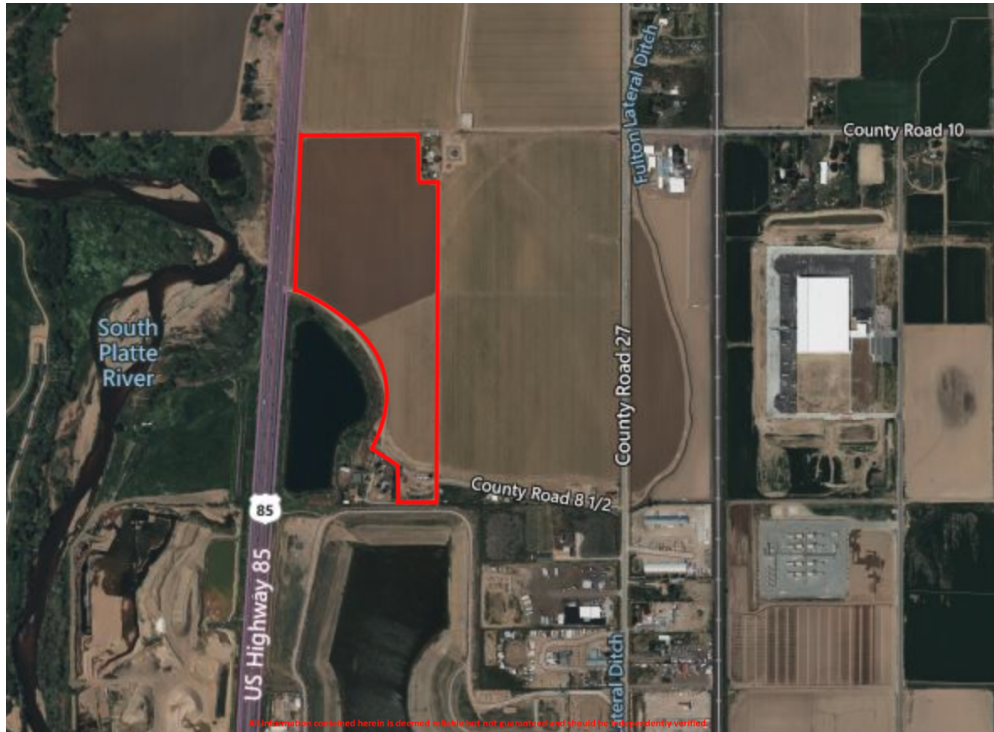


NE OF WELD COUNTY ROAD 8 1/2 AND HWY 85

FORT LUPTON, CO 80621



PROPERTY DESCRIPTION

This approximately 45.36 acres parcel, currently leased as grow crop vegetable production, is located at State Highway 85 and Weld County Road 8 1/2 in Fort Lupton, Colorado. It includes the equivalent of a 800 gpm registered well. Gravel Mining Rights are included in the price of the sale. Property is adjacent to the City of Denver owned Marietta gravel.

Fort Lupton, Colorado is within close proximity to Greeley, Brighton, Denver, and Longmont. Property is situated near Halliburton and Legend Energy. Fort Lupton has expressed interest to annex per Seller. Comprehensive plans show parcel as "Mixed Use". To access property from CR 27, take a left on WCR 8 1/2 (dirt road with white house on corner) approximately 1/2 mile north of WCR 8.

OFFERING SUMMARY

Sale Price:	\$3,450,000
Lot Size:	45.36 Acres/1,975,882 SF
County:	Weld
Zoning:	AG Agricultural per Weld County
Parcel No.:	147118000060
Property Taxes:	\$604.78

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	611	1,362	2,132
Total Population	1,846	4,234	6,666
Average HH Income	\$56,263	\$67,531	\$73,765



ELEVATE

Each office independently owned and operated

KEITH KANEMOTO, SIOR

Broker Associate

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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR SALE

APPROXIMATELY 45.36 SF OF AGRICULTURAL LAND

REGIONAL MAP

NE OF WELD COUNTY ROAD 8 1/2 AND HWY 85

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