



Big Water For Development

Sold with 58 Commercial Acres in Northern Colorado I-25 Corridor

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 13576 CR 6,
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PRIME LOCATION - Northern I-25 corridor, 35 mins due N of Denver. 58 Acres zoned Commercial, annexed Town of Mead & visible from I-25. Take Exit 245 and travel N on the E frontage road to CR 38, just E past corner. 775 ft. of county road frontage plus access on the frontage road itself. Flat & gently sloping, currently taxed Ag and farmed.

PRIME WATER - Abundant water is included in the purchase price. Once property is purchased, water may be used thereon, moved (all or partial) and/or sold according to allowed definitions. 45 units CBT; 1 Highland Ditch & Lateral, 2 Ish Reservoir (New), 5 Lake McIntosh. **OWNER WILL NOT SELL WATER SEPARATELY.**

PRIME USES (GC) - Home occupation, schools/campuses, medical/dental clinics, golf course, churches, utility facilities, general offices, manufacturing/assembly, gas/petroleum & other outside storage, campground, etc. Multiple conditional uses. No mineral rights. Info reliable but not guaranteed. Negotiable.



I-25 & CR 38, Willson Farm LLC, Mead, CO 80542 | MLS# 019878 | Negotiable

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