

Property Acquisition Information for

WILLSON FARM LLC * Mead, Colorado

Land with Water

PROPERTY DESCRIPTION

- Location: MEAD, COLORADO in Weld County. Northern I-25 corridor, 35 miles from downtown Denver, minutes to Longmont, Loveland and Fort Collins. Visible from I-25. Directions: At I-25 and Exit 245, take East frontage road North to CR 38. Turn E and go past the corner house to the next property. For Sale sign on the south side of CR 38, just past the home's white fence and the irrigation ditch.
- Size: 58+/- Acres
- Zoning: HC (description follows)
- Annexed: Town of Mead
- Inclusions/Exclusions: BIG WATER – 45 units of CBT plus Highland Ditch, Ish Reservoir, Lake McIntosh and Highland Lake Lateral. Most of the water may be transferred to other available parcels zoned residential and commercial. The property's water makes the purchase a conduit for developers, enabling them to develop this and other properties. WATER IS SOLD ONLY WITH THE PROPERTY. NEITHER LAND NOR WATER WILL BE SOLD SEPARATE FROM THE OTHER. Mineral rights excluded.
- Utilities: No improvements, clean vacant ground. Power at NW corner.
- Taxes: Weld County Property (Agriculture) \$1419 (STC) until developed. Currently farmed on a year-to-year basis.
- Access: Borders County Road 38, 775' frontage.

ZONING USES (HC)

Allowed. Home occupation, colleges/universities, tech/elementary/secondary schools, medical/dental clinics, houses of worship, lodging, offices, retail sales/service, food services, truck stop/travel plaza, vehicle service (gas station, car & light truck repair), campground, etc.

Conditional. Multi-family units, townhomes, duplex, single-family detached--includes manufactured housing, group living--assisted living/treatment facilities, general & home-based daycare, hospitals & rehab facilities, amusement park/outdoor recreation, telecommunication facilities/support structures, etc.

ASKING \$5,000,000 -- Purchase includes both LAND AND WATER. Neither will be sold separate from the other. All reasonable offers considered.

CONTACT:

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