

# WELD COUNTY AG/INDUSTRIAL



**117 Total acres +/- located in the Northeast 1/4 of Section 25, Township 1 North, Range 68 and Part of the East 1/2 of the Northwest 1/4 East of the Railroad and South of the Bull Canal. Excepting prior reservations by the UPRR.**

**The property is bordered on the north by Weld County Road 6 and on the east by Colorado Boulevard.**

**The property is zoned ag. Land use in the area is suitable for commercial or industrial.**

**The property is located two miles east of Interstate 25 and can be accessed via Erie Parkway to the north or 168th Ave to the south.**

**There is currently gas production on the property. UPRR owns the minerals.**

**Section 36 to the south was annexed into Northglenn and is currently being used for the North Metro Fire District and Northglenn's wastewater treatment plant. This property offers an excellent opportunity for industrial zoning with easy access to the Front Range of Colorado.**

**There is a lease on the property through wheat harvest of 2014.**

**Listing Price: \$1,285,000**

**2012 Taxes \$121.66 (2012)**



This farm is exclusively offered by:

Ryan L Hostetler, ALC  
Accredited Land Consultant  
303 883 7080 cell  
ryan@agpros.com

Olivia Cain  
Associate Broker  
720 684 7220 Cell  
ocain@agpros.com

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