

Lark Bunting Farm at Barr Lake

35.07 Acres

Adams County, CO

\$1,200,000



HAYDEN  OUTDOORS.



Lark Bunting Farm at Barr Lake

TOTAL ACRES:

35.07

PRICE:

\$1,200,000

COUNTY:

Adams County

CLOSEST TOWN:

Brighton, CO

Activities & Amenities:

Boating/Sailing/Rafting
Borders Open Space
Canal
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Fishing
Pond/Lake

Land Details:

Address: 20300 East 152nd Avenue,
Brighton, Colorado 80603, USA
Closest Town: Brighton
Total Acres: 35.07
Deeded Acres: 35.07
Leased Acres: 0.00
Zoning: PUD
Estimated Taxes: \$471.28 - 2021
Source of lot size: Unknown

Spread across 35.07 +/- beautiful acres lined with cottonwood trees this property is the best of both country and city living. Close enough to all the amenities one could need but far enough away to see the stars at night. Whether you want to build your dream horse property, be near Barr Lake for its fishing and bird watching or just have an escape from the busyness of life without going too far this property hits the mark in every way.

Land

- 35.07 +/- acres
- Borders open space to the east
- Flat, smooth terrain
- Cottonwood Trees
- Soil consists primarily of Sandy Loam

Water/Mineral Rights & Natural Resources

Seller retains 100% of mineral rights.

Location

- 0.8 miles from Barr Lake and The Bird Conservancy of the Rockies
- 25 minutes from downtown Denver
- 20 minutes from Denver International Airport
- 3 minutes from Prairie Shopping Center





Private Access

The current landowner is in the process of creating private access off Lark Bunting Road onto this parcel. They are working with the Speer Canal owner, Adams County and CDOT. Design, bridge placement, and land usage are the next steps in the process required, to be determined by the new landowner. Additional information on this is available from the listing agent, Dale Smigelsky, (970) 218-8156.

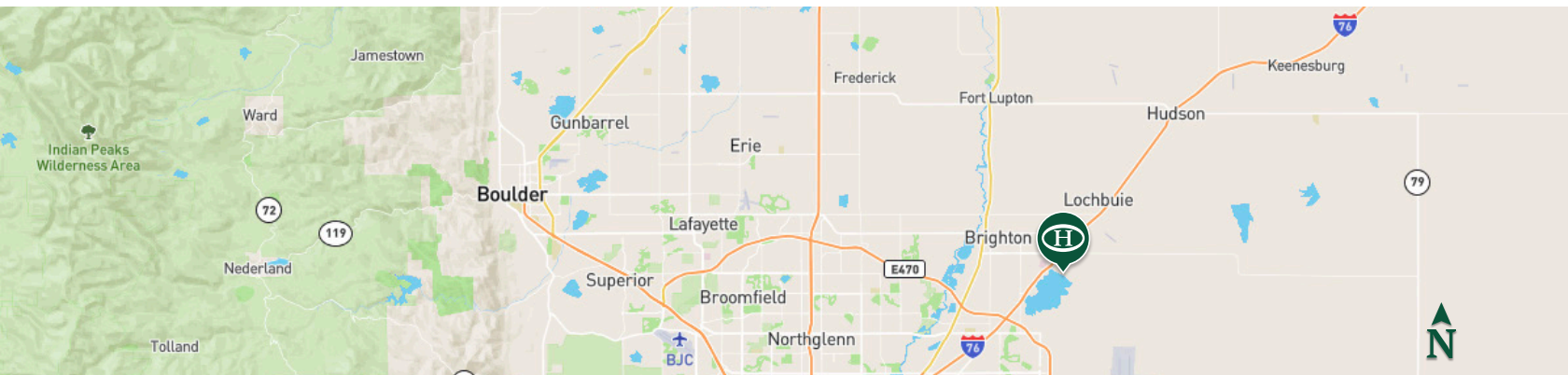
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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Dale Smigelsky

📍 Broker, Licensed in CO, NE, & WY
✉ Dale@HaydenOutdoors.com
📞 970.218.1438


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