

Horseshoe Creek Retreat

250.33 Acres | Adams County, CO | \$7,250,000



HAYDEN  OUTDOORS.



Activities & Amenities

Development Potential
Hunting - Waterfowl
Farm/Crops/Ag
Water Rights

Land Details

Address: TBD Imboden Road. , Brighton,
Colorado 80603, USA

Closest Town: Brighton

Total Acres: 250.33

Deeded Acres: 250.33

Leased Acres: 0.00

Zoning: Residential

Elevation: 5200

Topography: Level

Vegetation: Crops

Water Rights: Yes

All Denver Basin Aquifer water below the
property transfers with property.

Estimated Taxes: \$854.46 - 2022

Source of lot size: Survey



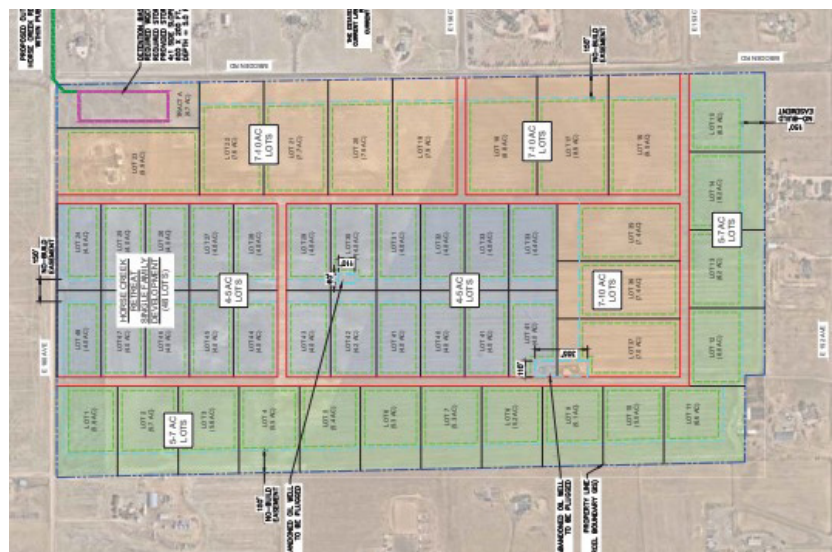
About This Property

Hayden Outdoors is offering the Horseshoe Creek Retreat of +-250 Acres which has just acquired a zoning change A-1 to A-3. The engineering and plat design has been designed by Kimley-Horn out of Colorado Springs. The property is just 7 miles east of Brighton, Colorado just north of 152nd Avenue on Imboden Road. The property offers paved road access and offers great access to DIA and Denver Metro Area.

Land

Horseshoe Creek Retreat is an incredible property and estate development design in a fast growing area just north of Denver International Airport. It includes the water rights to complete the development of 46 lots designed for single family, estate type living. The proper zoning has been acquired but final approval is pending. County planning commission meetings are in process. It is just 15 minutes north of DIA on paved roads. It is 40 minutes to Downtown Denver and offers excellent access to Brighton, Colorado and the entire front range. The area is growing quickly with high quality estate homes in the area. Brighton, Colorado offers excellent schools, athletics and all amenities.

This property with potential is coming on the market at the perfect time as there is limited inventory in the area and good demand to support this country living experience close to the Denver and the entire front range.





Recreation

An enjoyable opportunity also awaits with the good waterfowl hunting. Steel pit blind is excluded.

Agriculture

This prime property also includes 250 acres of dryland farm ground.

Water/Mineral Rights & Natural Resources

All water rights tributary, non-tributary and not non-tributary come with the property.

Call agent for description of Denver Basin water that will supply the development.

Location

This property is very well located on paved roads just northeast of Denver International Airport. It is 7 miles east of Brighton and 20 minutes from DIA. It is 35 minutes to Downtown Denver and 30 minutes to the I-25 corridor.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*









Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser’s ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.”

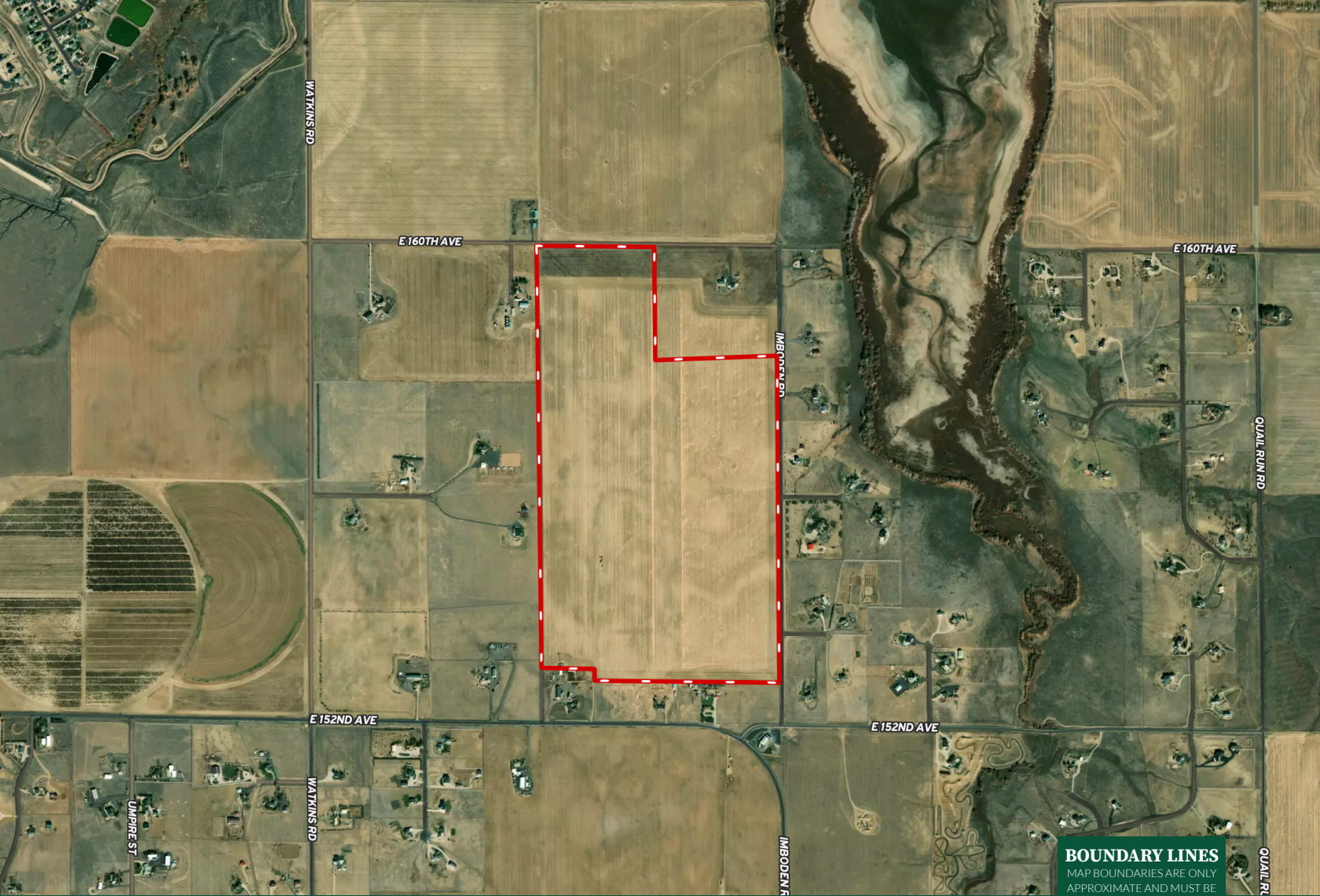


“The service you get transcends anything I’ve ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody”

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials








BOUNDARY LINES

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

 Boundary



Seth Hayden

 Broker Partner, Licensed in CO, NE, UT, WY
 Seth@HaydenOutdoors.com
 970.692.6321

