

# Chaparrall Land and Water

219.00 Acres | Weld County, CO | \$5,000,000



HAYDEN  OUTDOORS.



## Activities & Amenities

Development Potential  
Water Rights

## Land Details

Address: TBD, Severance, Colorado 80546,  
USA

Closest Town: Windsor

Total Acres: 219.00

Deeded Acres: 219.00

Leased Acres: 0.00

Zoning: AG

Water Rights: Yes

Deeded water rights TBD.

1/2 Share of Water Supply and Storage  
Company

Source of lot size: Unknown





### **About This Property**

Chaparrall Land and Water is located just 1/2 mile north of Severance, Colorado on Main Street . This 219 acre tract offers excellent mountain and valley views with gently rolling hills. This land includes 1/2 share of Water Supply and Storage Company. This water right is the best right in northern Colorado. This water is extremely desirable and hard to find. It can be used for homes in North Weld Water District and in ELCO.

### **Land**

Chaparrall is quite a beautiful piece of land offering frontage on two main roads. This property is in the county and is currently zoned agricultural. Due to its location and land characteristics this is an excellent site for future development. The land itself is priced at \$13,700 per acre and the water is priced at a market value of \$2,000,000. This price is supported from recent sales of WSSC. Hayden Outdoors is proud to offer this property and it is priced to sell. Land with this good of location and water right in northern Colorado does not come around often.







## Recreation

The Town currently maintains five (5) parks spread throughout many town neighborhoods. A trail system is being developed that will hook into regional trail systems in the future. The surrounding area is home to prime waterfowl hunting. The beautiful Rocky Mountains are only 45 minutes away and urban activities and sporting events in both Fort Collins (10 minutes) and Denver (50 minutes) can be easily experienced. There is also easy access to the events taking place at the Budweiser Event Center, Loveland, Crossroads, and Interstate Highway 25. Greeley is close enough for shopping and attending events there such as the Greeley Stampede.

## Agriculture

Dryland Farm Ground.

## Water/Mineral Rights & Natural Resources

1/2 Share of Water Supply and Storage offered with sale.

No Mineral Rights Available.

## Location

Located in the heart of Northern Colorado, approximately 10 miles east of Fort Collins, 7 miles north of Windsor, and 10 miles northwest of Greeley. Severance's central location allows for easy access to all of Northern Colorado's larger cities for both work and play.

Severance is served by two State Highways and numerous county roads, which offer easy motoring to Interstate 25 and all points beyond. Its internal roadways are well maintained and offer unbridled recreation access to other Northern communities. It offers numerous commercial options including bars/restaurants, personal service shops, and salons, retail, automotive repair, real estate services, a bank, self-storage, and child daycare.

\*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*

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testimonials

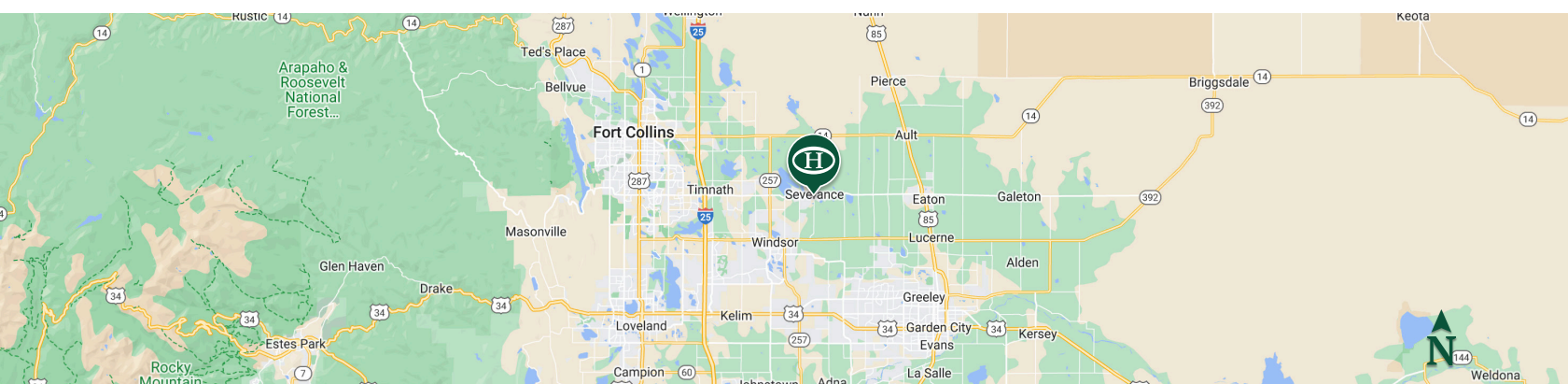









**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



## Seth Hayden

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