

Leahy Family Farm

91.44 Acres | Weld County, CO | \$4,550,000



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Activities & Amenities

Development Potential
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake

Land Details

Address: 22437 County Road 19 ,
Milliken, Colorado 80543, USA

Closest Town: Milliken

Total Acres: 91.44

Deeded Acres: 91.00

Leased Acres: 0.00

Zoning: Ag

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 1367

Bedrooms: 2

Full Bathrooms: 1

Basement: None

Parking Types: Detached Garage



Property Summary

Leahy Family Farm consists of 91 +/- acres of prime residential development land. Located conveniently between Johnstown and Milliken, this parcel offers incredible development potential. Milliken, Colorado is located in Weld County which is one of the fastest developing counties in the state.





Land

Leahy Family Farms is 91 +/- acres positioned between both Johnstown and Milliken which are rapidly expanding communities. Given the location between both towns, the property could be annexed into both Johnstown and Milliken. Bordering Hillsboro Reservoir and having great topography, the opportunity for unique residential lots is a possibility.

Water/Mineral Rights & Natural Resources

Well Permit Numbers: 201205, 29528-MH

Region & Climate

The climate in Milliken is classified as semi-arid, with distinct seasons. Summers are warm to hot, with daytime temperatures often reaching the 80s and 90s Fahrenheit. Winters are generally cold, with temperatures commonly dropping into the low teens with an average amount of snowfall. Precipitation is relatively moderate, with most of the rain falling during the late spring and early summer. The region experiences sunny weather most of the year, making it an appealing place for outdoor activities.





History

Milliken, Colorado, is a small town located in Weld County with a history rooted in agriculture and the development of the region. The town was established in 1907 when John D. Milliken, a prominent Denver businessman and railroad executive, donated land for the establishment of a townsite. The arrival of the railroads played a significant role in shaping the town's early growth, connecting it to larger cities and facilitating the transport of agricultural goods. In its early years, Milliken's economy revolved around farming and ranching, as the fertile land provided ample opportunities for agricultural production. Over time, the town's population grew, and the community evolved while maintaining its small-town character. As nearby cities like Greeley and Loveland expanded, Milliken benefited from its proximity to major transportation routes and urban centers. Today, Milliken remains a tight-knit community that values its agricultural heritage while also embracing growth and development. The town offers a mix of residential, commercial, and agricultural areas, and its residents enjoy access to local parks and recreational facilities. Milliken continues to balance its rural roots with the modern amenities and infrastructure that come with being part of a rapidly growing region.





Location

Milliken, Colorado is located in Weld County, one of the fastest growing counties in the state. Milliken sits 50 miles North of Denver International Airport and 50 miles South of the Wyoming state line. Milliken is in close proximity to larger towns such as Greeley, Loveland, Fort Collins, and Windsor. The job market in Northern Colorado benefits from its strategic location, strong educational institutions, and a mix of industries. The region is known for its high quality of life, which attracts skilled professionals and contributes to its continued economic growth. Some of the largest industries in the area are technology, education, healthcare, agriculture, and manufacturing. All of this takes place at the base of the Rocky Mountains, just over an hour from Estes Park.

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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.

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- RICK STEINER, SELLER/BUYER

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 Boundary

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



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