

Homestead at Lost Creek

419.00 Acres

Adams County, CO

\$3,200,000



HAYDEN  OUTDOORS.

Homestead at Lost Creek

TOTAL ACRES:

419.00

PRICE:

\$3,200,000

COUNTY:

Adams County

CLOSEST TOWN:

Bennett, CO

Activities & Amenities:

Development Potential
Farm/Crops/Ag
Outbuilding/Barn/Shed/Shop
Water Rights

Land Details

Address: 43310 East 144th Ave.,
Bennett, Colorado 80102, USA
Total Acres: 419.00
Deeded Acres: 419.00
Zoning: A-3
Elevation: 5100
Topography: level
Water Rights: Yes
Source of lot size: Assessor/Tax Data

Property Summary

Discover Homestead at Lost Creek, a 419-acre site ideal for a residential development in the growing north Denver Metro corridor, east of Brighton on 144th Avenue. Improvements include a private central road, distributed power, existing wells and multiple Cleary utility buildings. The included water rights provide ample water for a significant master-planned community in Adams County, Colorado.

Land

The 419-acre site is open grassland with dry Lost Creek meandering 1.6 miles from the north boundary to the southwestern tip. This expansive site offers flexible development opportunities, with its level topography and pre-existing utilities simplifying the planning and construction process. Bordered by 144th and 136th on the north and south respectively, the level topography has only 40 feet of rise. Open surrounding landscape with minimal improvements provides 360-degree view corridors. The land is currently platted with 10 separate parcels ranging from 40 to 43.8 acres. Individual parcels are not available for sale.

Improvements

A private central road, parallel to Shumaker and N. Harback Roads runs north-south, connecting 144th and 136th Avenues dividing the land nearly equally to the east and west. Electrical power runs along the road with multiple transformers/pedestals. There are eight wells, each with an adjacent underground pressure tank. Five Cleary utility buildings are set throughout the land ranging in size of 3,000-4,800 sf.

Recreation

Adams County is home to Barr Lake State Park, the Rocky Mountain Arsenal National Wildlife Refuge and the Colorado Rapids Major League Soccer team

Agriculture

Dryland farming is predominate in the area.

Water/Mineral Rights & Natural Resources

The land includes water rights from the Laramie-Fox Hills, Lower Arapahoe and Upper Arapahoe aquifers. There are no known mineral rights. All water and any mineral rights attached to the land will be passed on.





Region & Climate

The area is known for sunny days and blue skies with a semi-arid climate featuring warm summers and cold winters. In the summer months, temperatures typically reach into the high 80s to low 90s during the day, with cooler nights in the 50s and 60s. In winter months, temperatures hover in the 30s and 40s during the day, dropping to below freezing overnight. The area receives an average of 14 inches of precipitation annually with most of it coming in spring and summer months. Snowfall generally ranges from 10 to 25 inches each year.

History

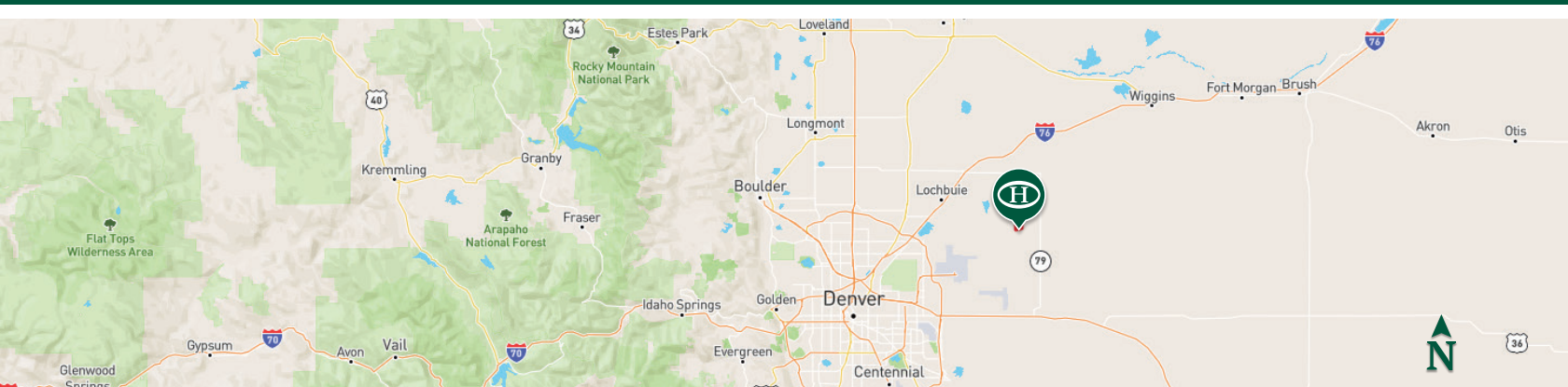
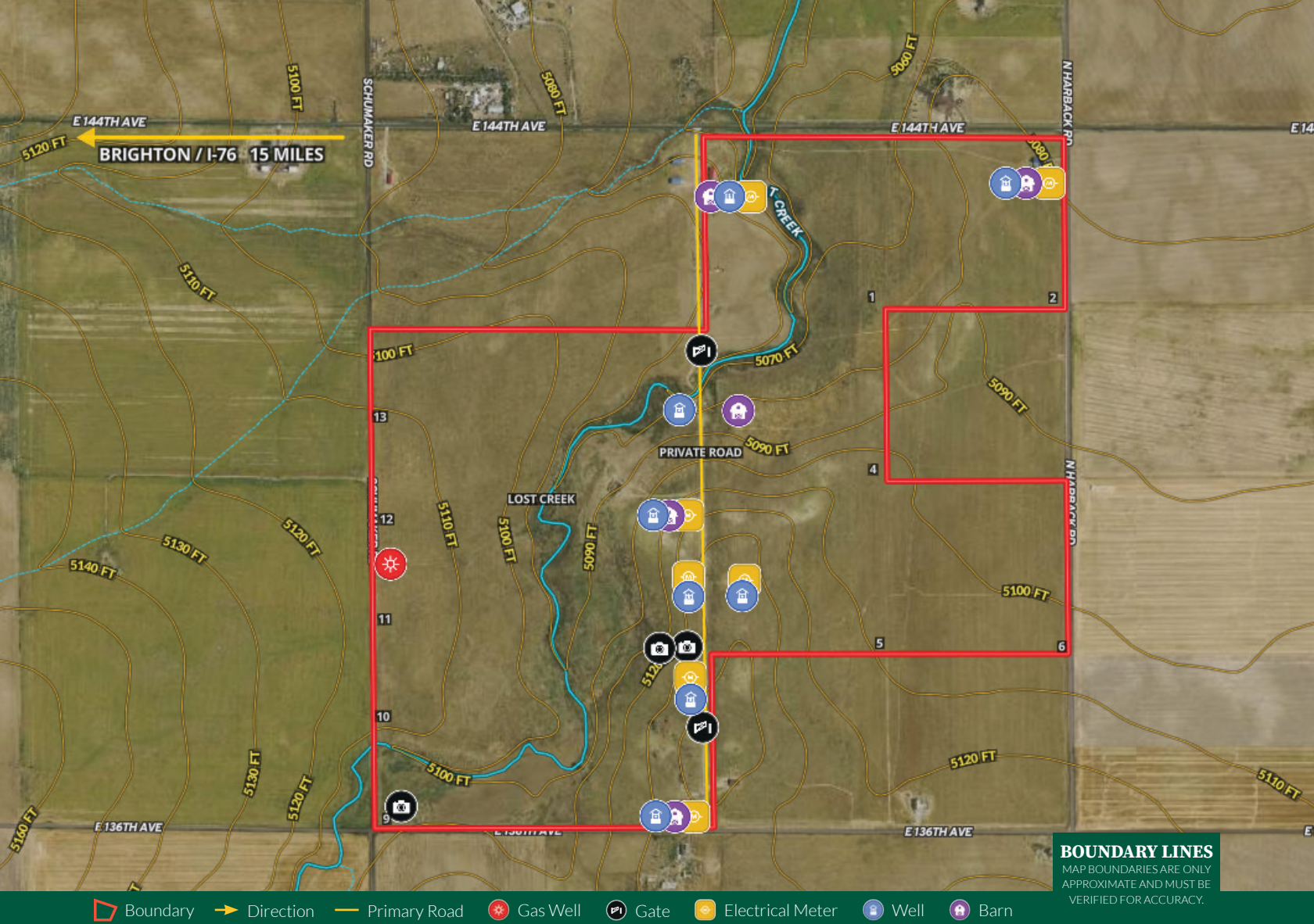
Adams County, founded in 1902, has a rich history of Native American culture, homesteading farming and cattle ranching. Today, with a population of 533,000, 5th most populous county in Colorado, the median age is 34.4 years and median household annual income is \$86,297.

Location

Homestead at Lost Creek enjoys a prime location with effortless access to Denver International Airport and major highways, connecting future residents to the entire Front Range region. Homestead at Lost Creek, located at the intersection of 144th and N Harback Road, is 10 miles northeast of Denver International Airport, 15 miles east of Brighton and 20 miles north of I-70. Brighton is a growing city thriving with numerous community and neighborhood parks, sports complexes, trail systems, located on the edge of the eastern Colorado plains.

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