

Rock Family Farms

298.00 Acres | Adams County, CO



HAYDEN  OUTDOORS.

Rock Family Farms

TOTAL ACRES:

298.00

COUNTY:

Adams County

CLOSEST TOWN:

Brighton, CO

Activities & Amenities:

Cattle/Ranch
Development Potential
Farm/Crops/Ag
House/Cabin
Income Producing
Irrigation
Stream/River
Water Rights

Land Details:

Address: 15000 Picadilly Road,
Brighton, Colorado 80603, USA
Closest Town: Brighton, Colorado
Total Acres: 298.00
Deeded Acres: 298.00
Zoning: A-1
Elevation: 4984
Topography: Level
Vegetation: Grass/ Alfalfa Hay, Other
Growing Crops, Native Grasses
Irrigated Acres: 100.76
Water Rights: Yes
25 Shares of Burlington Reservoir
Co.; 149+/- AF of Central Water
Conservancy District
Income Type: Greenhouse
Lease, Crop Production
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): 1 Story Ranch Home
Finished Sq. Ft.: 3280
Bedrooms: 7
Full Bathrooms: 4
Basement: None
Parking Types:

- Detached Garage

Total # of Spaces: 1
Outbuildings: 3
Types of Outbuildings:

- Farm Utility building
- Farm Implement Equip Shed
- Storage Buildings

Other Improvements: Livestock
Corrals, Working Facilities, Fencing

Property Summary

Rock Family Farms is a rare and unique opportunity to own a high production farm operation with additional agricultural land on 298+/- Acres. With its great location, good infrastructure and exceptional land stewardship, the development and income possibilities for this farm are endless. Rock Family Farms is truly a remarkable find!

Land

The land consists of quality sandy loam soils, and has been well maintained with the highest standards of farming and growing practices. Included in the sale of this property are 25 shares of Burlington Reservoir Co., additional water rights, 2 residential homes, and multiple outbuildings with good improvements and infrastructure. The greenhouses are also available to purchase separately, generating approximately \$200,000/year.

Improvements

Along with quality water and soils, the property also comes with 2 residential homes (providing great room for farm managers, family or guests), a 1,017 sf. Farm Utility Building, 4,000 sf. Farm Implement Equipment Shed, livestock facilities and working corrals, and several other additional improvements.

Agriculture

Owned and farmed by the same family for four generations, the owners have transformed this incredible property into a diversified, quality farm operation.





Water/Mineral Rights & Natural Resources

Water Rights for the property include: 25 Shares of Burlington Reservoir Company plus 149+/- AF of Central Water Conservancy District (adding tremendous value to this operation).

General Operations

Rock Family Farm:

- 298+/- Total Acres
- Water Rights: 25 Shares of Burlington Reservoir Co.; 149+/- AF of Central Water Conservancy District
- 1,788 square-foot 1 Story Ranch Home w/ 725 square-foot detached garage
- 1,492 square-foot 1 Story Ranch Home
- 1,017 square-foot Farm Utility Building
- 4,000 square-foot Farm Implement Equip Shed
- Irrigation Pivot
- Irrigation Well
- Zoning: Adams County A-1

Greenhouse(s) available for purchase separately:

- Approx. \$200,000+ in Addl. Revenue generated Annually
- 36,000 square-foot Nursery/ Greenhouse
- 65,000 square-foot Nursery/ Greenhouse
- (3) 58,426 square-foot Nursery/ Greenhouse

Location

Located just 1.5 miles South of Brighton, Colorado and 6 miles North of Denver International Airport, Rock Family Farms is nicely located with expansive acreage and scenic views, all within nearby services and amenities.

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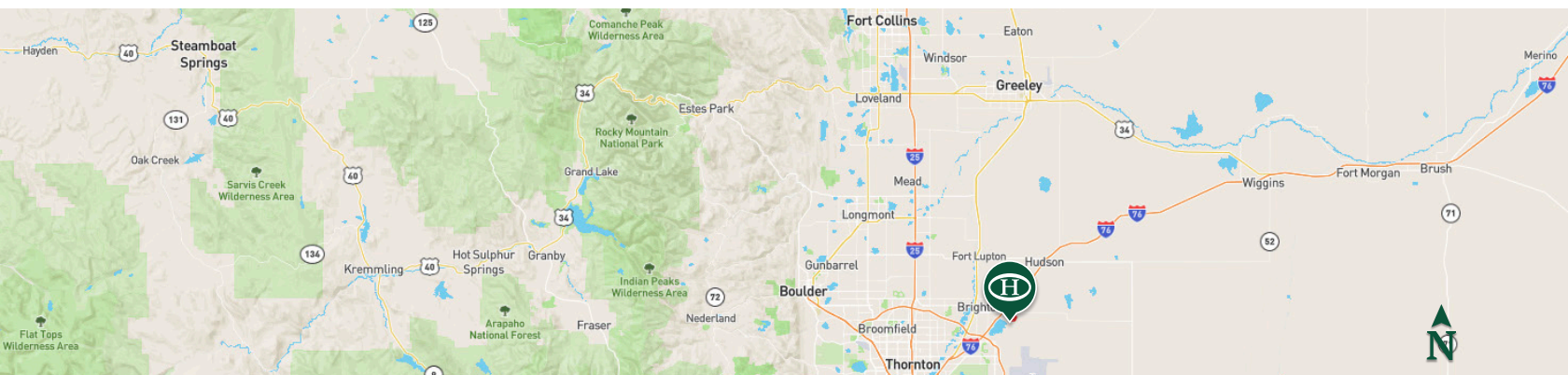




BOUNDARY LINES

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

 Boundary



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