

Feuerstein Land and Water Development Property

133.00 Acres

Weld County, CO

\$5,950,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Development Potential
Farm/Crops/Ag
Hunting - Waterfowl
Income Producing
Irrigation
Recreational Business
Water Shares (different from water rights)
State Hunting Unit: 94

Land Details

Address: 0 County Road 64,
Greeley, Colorado 80631, USA
Closest Town: Greeley
Total Acres: 133.00
Deeded Acres: 133.00
Leased Acres: 0.00
Zoning: AG
Elevation: 4730
Topography: flat
Vegetation: corn, hay
Tillable/Crop/Orchard Acres: 133
Irrigated Acres: 133
Water Rights: Yes
4 shares of Whitney Irrigation Company,
6 shares of Cache la Poudre Reservoir
Company and 1 1/2 shares of Windsor
Reservoir and Canal Company
Include Business?: Yes
Income Type: farming lease
Estimated Taxes: \$2,450 - 2023
Source of lot size: Assessor/Tax Data



About This Property

Feuerstein Farms, under family ownership for decades, is ripe for commercial/industrial/low density housing development. Just outside of the Greeley city limits, these 3 parcels, approx 133+- acres. are in a defined area of future growth and have been identified as suitable land that could be developed in several ways. With the Great Western Rail spur going right through the middle of the property, we can imagine a multitude of possibilities.





Land

These parcels are almost perfectly flat, ideal for almost any application. Just outside the Greeley city limits, and containing the 2 north corners of County Roads 64 and 29, there is great exposure and access to substantial transportation arteries. The Great Western Railway has a spur that runs right through the center of these parcels and gives nearly unprecedented access to both north and south sides of this railway. The land is currently being farmed with a verbal, year to year lease.

Improvements

There are no improvements on the property so a clean slate on this one. Check out the documents tab as we have provided information relevant to the Greeley Master Plan, Long Range Planning, and the North Greeley Rail Plan. Everything points to Greeley/Weld having these parcels in the commercial/industrial corridor with what appears to be a “next in line” type future. Definitely do your own due diligence though. Add to that water rights/shares for Whitney Irrigation Co, Windsor Reservoir and Canal and Cache la Poudre Reservoir. A high capacity well is also included.

Agriculture

Currently being farmed, mostly in corn, these irrigated properties have more than ample water shares and those will convey with this sale.

Water/Mineral Rights & Natural Resources

There are 4 shares of Whitney Irrigation Company, 6 shares of Cache la Poudre Reservoir Company, 1 and 1/2 shares of Windsor Reservoir and Canal Company and a high capacity well augmented through Lower Poudre Augmentation Company with an annual allocation of approximately 42 +/- acre feet. These water rights are all included. Current owners are retaining all mineral rights.





General Operations

With too much to list here, these properties are in the Long Range Expected Growth Area of Greeley, Colorado. Outside of the city limits, there is tremendous and numerous precedent of commercial and industrial usage all around these parcels.

Region & Climate

At about 4800' above sea level, Greeley, Co experiences a great combination of all 4 seasons, and with low front range Rocky Mountain humidity, it stays comfortable even at the hottest and coldest times of the year. The climate in this area is very instrumental in attracting talent to the growing region, a very desirable place to live and raise families. The Rocky Mountains are close with a multitude of options from fishing, camping, hiking, skiing, snowmobiling and so much more. World famous Estes Park is an hour away. Greeley is known for it's midwestern feel and attention to a quality way of life. In the northern Colorado corridor, housing here is probably the most affordable for cities with this population, about 112,000.





Location

Greeley, Colorado, is conveniently located near several key towns and amenities. The nearest major airport is Denver International Airport (DIA), approximately 50 miles south, offering extensive domestic and international flights. Nearby towns include Loveland, known for its arts and culture, and Fort Collins, home to Colorado State University and vibrant breweries. Amenities in Greeley include shopping centers, diverse dining options, and healthcare facilities like North Colorado Medical Center. Outdoor enthusiasts can enjoy nearby parks, trails, and quick access to the scenic Rocky Mountain foothills.

*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.



A wide-angle photograph of a rural landscape. In the foreground is a vast, golden-brown field of dry grass. In the middle ground, there are several farm buildings, including a prominent red barn and a smaller white building. In the background, a range of mountains with patches of snow is visible under a clear blue sky.

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 bring buyers to purchase our properties. We offer cooperating 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."

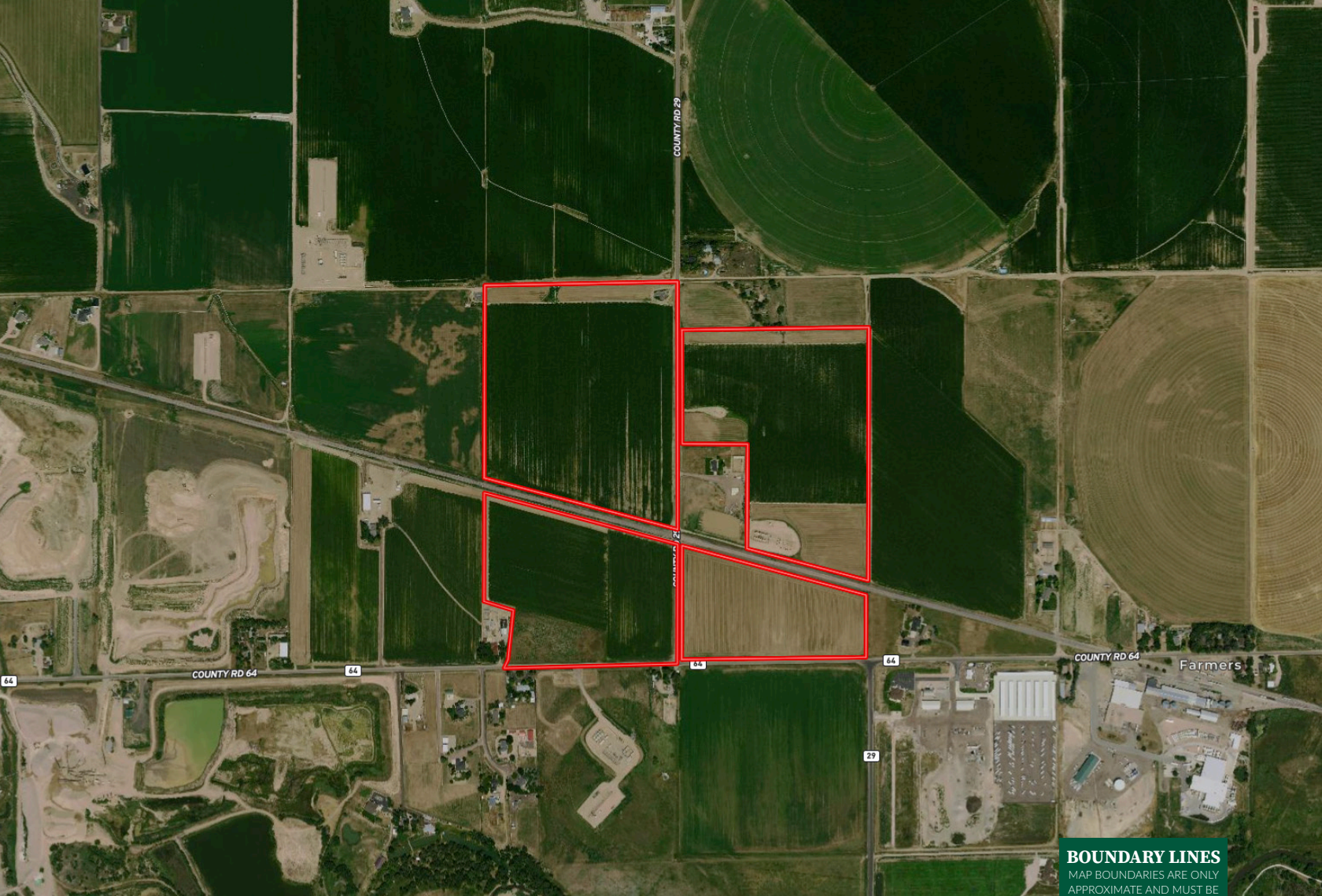



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary

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






HAYDEN OUTDOORS



FARM, RANCH & RECREATIONAL REAL ESTATE



Dale Smigelsky

 Broker, Licensed in CO, NE, & WY
 Dale@HaydenOutdoors.com
 970.218.1438

Michael Alexander

Broker Associate, Licensed in CO 
Michael@HaydenOutdoors.com 
970.381.3255 