

Keenesburg Irrigated Land and Water, CO

155.00 Acres | Weld County, CO | \$3,900,000



HAYDEN  OUTDOORS.

Keenesburg Irrigated Land and Water, CO

TOTAL ACRES:

155.00

PRICE:

\$3,900,000

COUNTY:

Weld County

CLOSEST TOWN:

Keenesburg, CO

About this property

The property consists of 155 acres in rural Weld County near Keenesburg. It is entirely flood irrigated with 3 irrigation wells, no sprinklers. There are also 160 shares of Henrylyn ditch water that must stay within the water district.

This property is just 4 miles south of the exciting development of Rodeo Dunes Golf Club. Keenesburg boasts tranquility, a small-town atmosphere, excellent schools and many community events.

Land

This is an excellent flood irrigated farm. The productive farm ground is flood irrigated with 3 irrigation wells. The annual permitted acre feet allowed from the wells is 400 acre feet of pumping/year. The property also includes 155 bonded shares of Henrylyn Irrigation Company that is an early season ditch right for supplemental water. The sellers have also had a historical consumptive use study completed and we will provide to prospective buyers. Sale will be subject to a First Right of Refusal.

Agriculture

The flood irrigated farm has typically grown corn, alfalfa, sugar beets and sunflowers.

Water/Mineral Rights & Natural Resources

- Well permits: 11708FP; 31575FP; 5035FP.
- 155 bonded shares of Henrylyn ditch
- All seller-owned water rights appurtenant to the land will transfer with land to the Buyer.
- Consumptive Use study and water test reports are available.
- No mineral rights are included in the sale of the property.



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