

Vista South Development

151.67 Acres

Weld County, CO

\$5,000,000



HAYDEN  OUTDOORS.

Vista South Development, Keenesburg, Colorado

TOTAL ACRES:

151.67

PRICE:

\$5,000,000

COUNTY:

Weld County

CLOSEST TOWN:

Keenesburg, CO

Activities & Amenities:

Development Potential
Water Rights

Land Details:

Address: TBD, Keenesburg,
Colorado 80643, USA
Subdivision: Vista South
Closest Town: Keenesburg
Total Acres: 151.67
Deeded Acres: 151.67
Zoning: AG
Elevation: 4990
Vegetation: Grassland
Water Rights: Yes
Water Type: Water Stock in Mutual
Ditch or Reservoir Company
Henrylyn Irrigation Company
Estimated Taxes: \$435.54 - 2025

About This Property

Vista South is a 151.67-acre property on the southwest side of Keenesburg, Colorado, a fast-growing town 33 miles northeast of Denver. The property has been annexed into the city, and a preliminary plat has been designed for 591 single-family homes and 27 acres of open space. It includes 38.68 shares of the Henrylyn Irrigation Company and has access to city water and sewer service.

Land

This 151.67-acre property offers scenic views and gently rolling hills, creating attractive topography for future development. The land consists of native Colorado grasslands, with city water and sewer already available on site—an important value-added feature. Keenesburg is a development-friendly town, with approval timelines that are typically faster than many communities along Colorado's Front Range.

Improvements

Water and Sewer are to the property with capacity for the preliminary plat of 591 units.

Agriculture

This is native grass pasture.

Water/Mineral Rights & Natural Resources

38.68 Henrylyn Irrigation Company Shares. No mineral rights transfer with the sale of the property.





Region & Climate

Keenesburg features a semiarid climate with warm, mostly clear summers and cool, snowy winters. Typical annual temperatures range from 17°F to 89°F and is rarely below 1°F or above 97°F. The region experiences dry, high-altitude air, low annual precipitation of around 14 inches, and roughly 38 inches of snowfall per year.

History

Keenesburg was originally established in 1882 as a railroad livestock stop named after a local homesteader and rancher, Les Keene. Unlike nearby rail towns that served as water stops, Keene was built primarily as a place for trains to pick up cattle on yearly drives. The Chicago, Burlington and Quincy Railroad built a depot in 1906, and the town applied for a post office. Because a post office named “Keene, Nebraska” already existed, the postmistress cleverly tweaked the name to “Keenesburg”

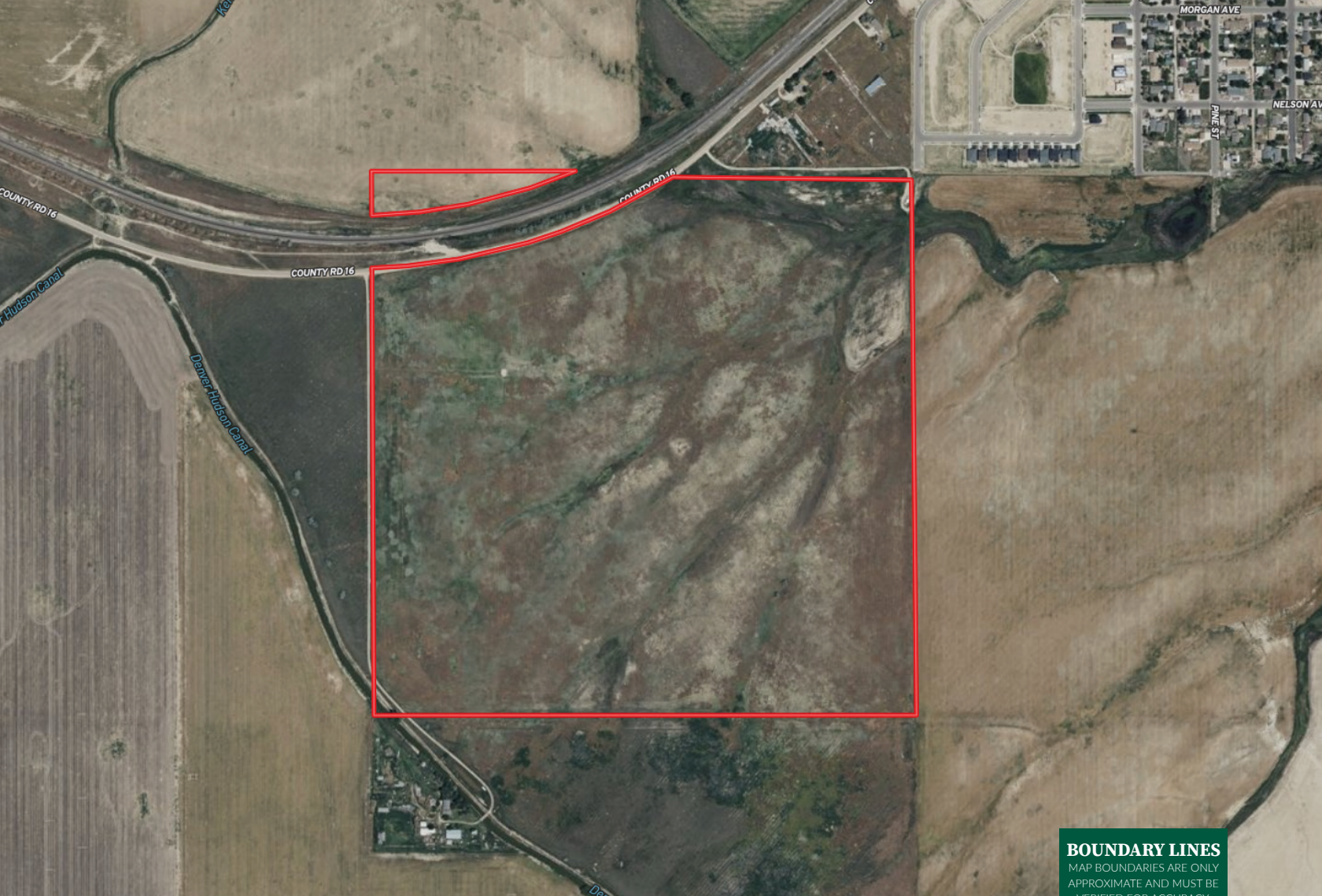
Throughout the 1920s, the town grew to support a local newspaper (the Keene Valley Sun), a bank, and a lumberyard. The completion of the Henrylyn Irrigation System in the 1920s and the digging of early irrigation wells in the 1930s allowed local farmers to drastically increase their crop yields

Location

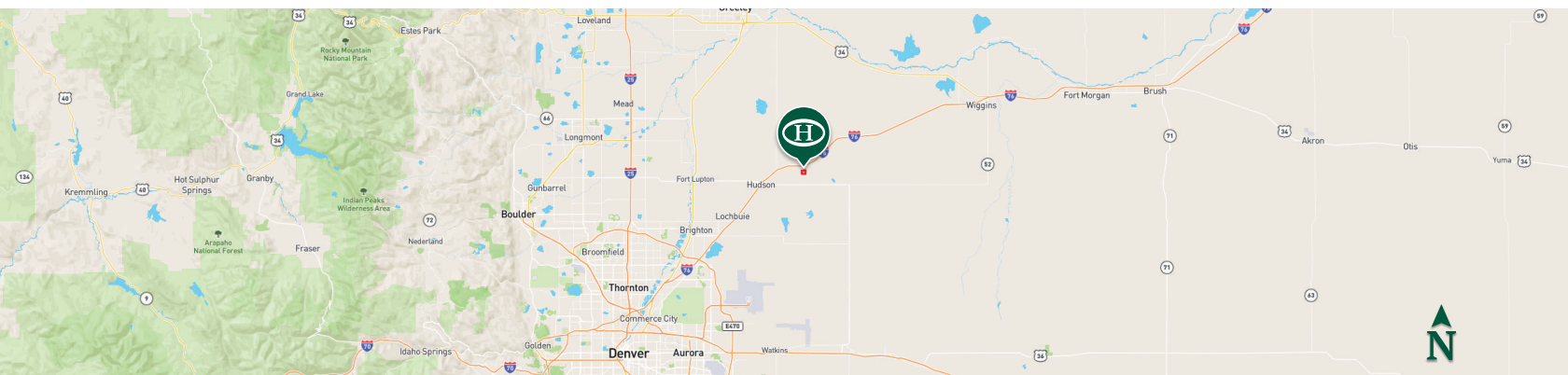
Keenesburg, Colorado offers a quiet, safe, family-friendly atmosphere with a strong small-town feel, while still being located just 20 miles from Denver International Airport and 33 miles from Denver. It is a charming, rural town renowned for hosting The Wild Animal Sanctuary, the world’s largest facility dedicated to rescuing exotic and endangered animals. The newest attraction to Keenesburg area is the golf course development of Rodeo Dunes Golf, proving to be a world class golf destination.

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 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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