

Cavanaugh Acres (Tracts 1 and 2)

40.00 Acres | Adams County, CO | \$400,000



HAYDEN  OUTDOORS.

Cavanaugh Acres (Tracts 1 and 2)

TOTAL ACRES:

40.00

PRICE:

\$400,000

COUNTY:

Adams County

CLOSEST TOWN:

Hudson, CO

Activities & Amenities:

Cattle/Ranch
Development Potential
Farm/Crops/Ag
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Solar
State Hunting Unit: GMU 104

Land Details

Address: TBD Cavanaugh Road,
Hudson, Colorado 80642, USA
Subdivision: N/A
Closest Town: Hudson, CO
Total Acres: 40.00
Deeded Acres: 40.00
Zoning: Agriculture
Elevation: 5,000
Topography: High Plains
Vegetation: Native plants and grasses
Estimated Taxes: \$577.42 - 2025
Source of lot size: Survey

*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.

Property Summary

Agricultural land that is perfect for development of that country home, barndominium, ranchette, hobby farm or equestrian property. With views of the Rocky Mountains to the west, nearby access to Denver International Airport and less than one hour to downtown Denver, this is a rare opportunity to acquire a unique property that offers multiple improvement choices for the buyer.

Land

Tracts 1 and 2 are both rectangle shape parcels with dimensions of approximately 2,640' x 660' containing 40.00 acres +/- each. The terrain is relatively level to rolling with very small changes in elevation which is typical of the Colorado eastern plains. The soil types break down to the Wiley-Adena-Renohill complex, Adena-Colby association and Adena loam. The vegetation consists of native plants and grasses.

Recreation

Barr Lake State Park is located only minutes away and offers recreational activities to the public.

Agriculture

The property is zoned A-3 (Agriculture) as per the Adams County lands records. The history of Tracts 1 and 2 indicate that it has been used for agriculture purposes for an extended period of many years.

Water/Mineral Rights & Natural Resources

All water rights and or mineral rights, if any, will transfer to the buyer at closing.





Region & Climate

Region Description Location: Lies along the Interstate 76 corridor, approximately 38 miles northeast of Denver. The landscape is characterized by open high plains, flat agricultural fields, and distant views of the Rocky Mountains to the west. The climate description features a cold semi-arid classification with low humidity and over 300 days of sunshine each year. The daily temperatures typically range from average low of 18 degrees F. in winter to an average high of 89 degrees F. in summer. The area receives low annual precipitation, averaging about 13.5 to 16 inches per year, with occasional winter snow. The growing season falls into USDA Hardiness Zone 5b, with a time span generally lasting from early May through early October.

History

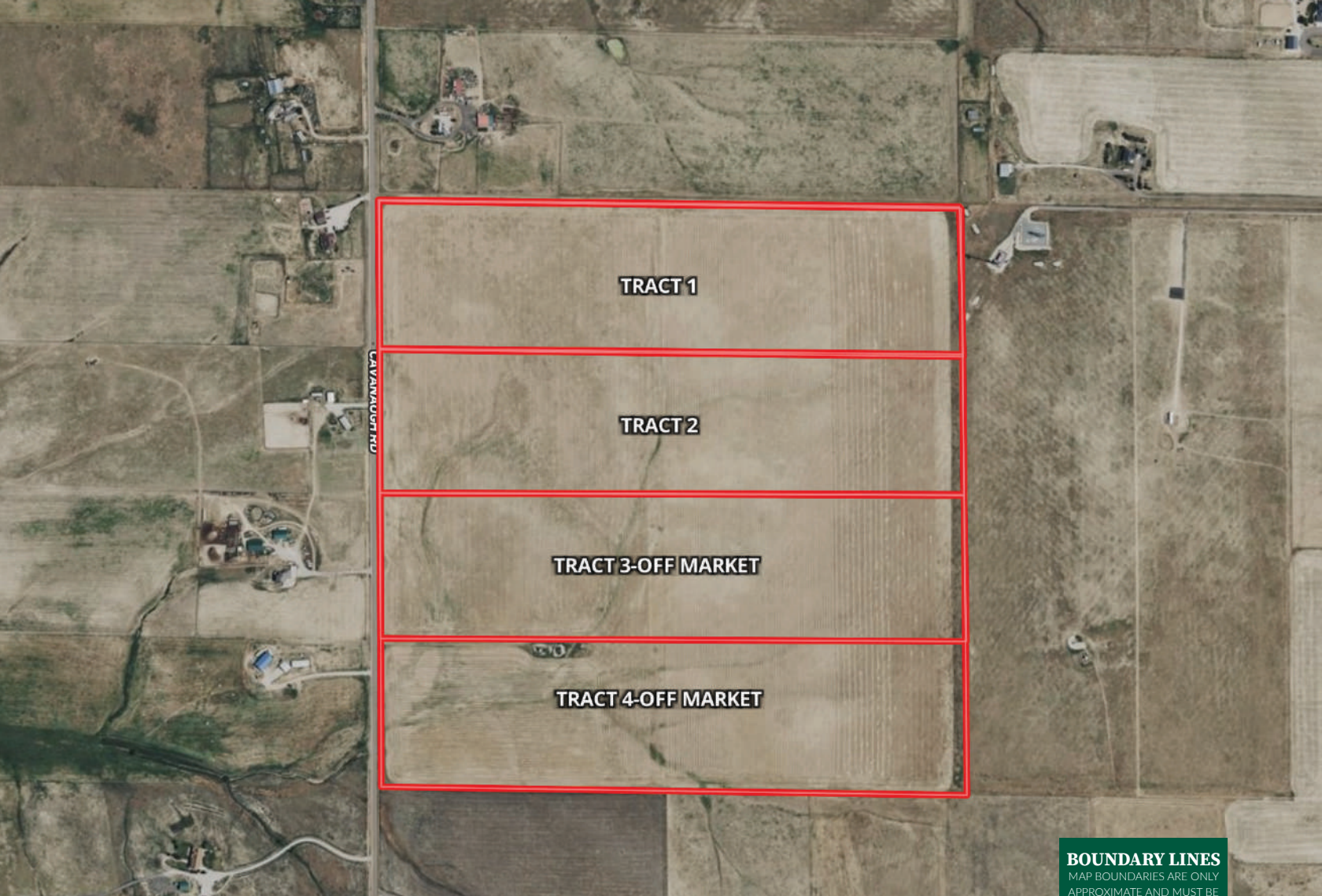
Hudson, Colorado is a quiet rural town in southern Weld County with an elevation of 5,000 feet and a population of about 1,600 residents. The town was founded in 1887 when the Hudson Land & Improvement Company bought land from the Union Pacific Railroad from which the founders named the settlement after their land development company. Water and farming shaped the region when workers finished a major irrigation canal system from the South Platte River in 1913. This brought a rush of farmers from Oklahoma who wanted to grow profitable sugar beets. The community officially became an incorporated town in April 1914. A local historical item is The Pepper Pod, which is a famous local landmark restaurant opened in 1913 and served travelers and locals for generations.

Regarding community and life today, agriculture remains a key contributor to the local economy. Hudson acts as a primary commercial center for the farming communities east of Fort Lupton. The atmosphere that the residents experience can be described as a peaceful, rural plains lifestyle defined by open spaces and a close-knit, family-friendly environment.

Location

Tracts 1 and 2 are located approximately 14 miles southeast of town of Hudson, CO and approximately 18 miles east of the city of Brighton. Denver International Airport is located nearby offering access to all the major airlines and numerous travel destinations. Various amenities are available in the area with much more to choose from in the Denver metropolitan area.

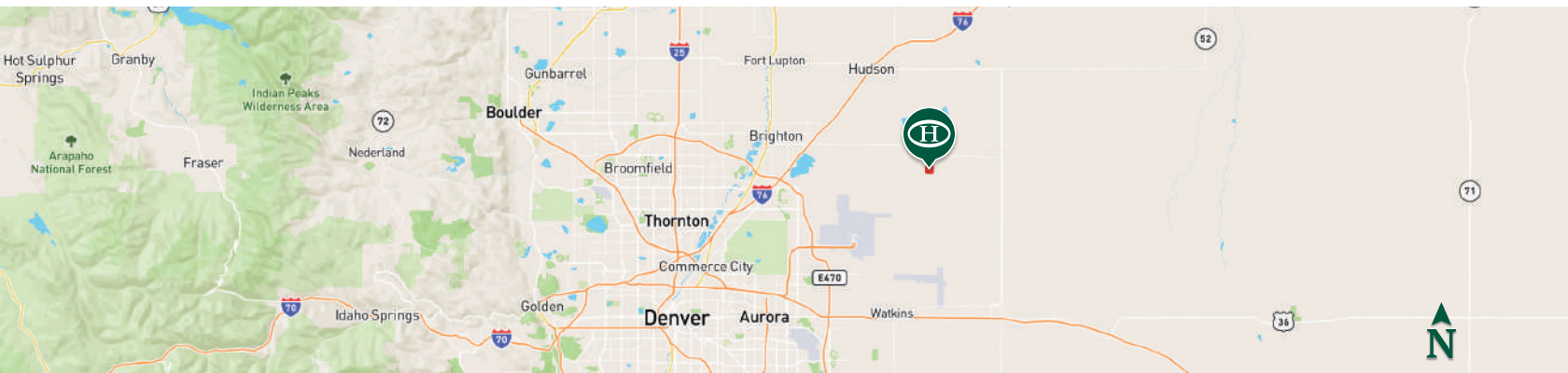




 Boundary

BOUNDARY LINES

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



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