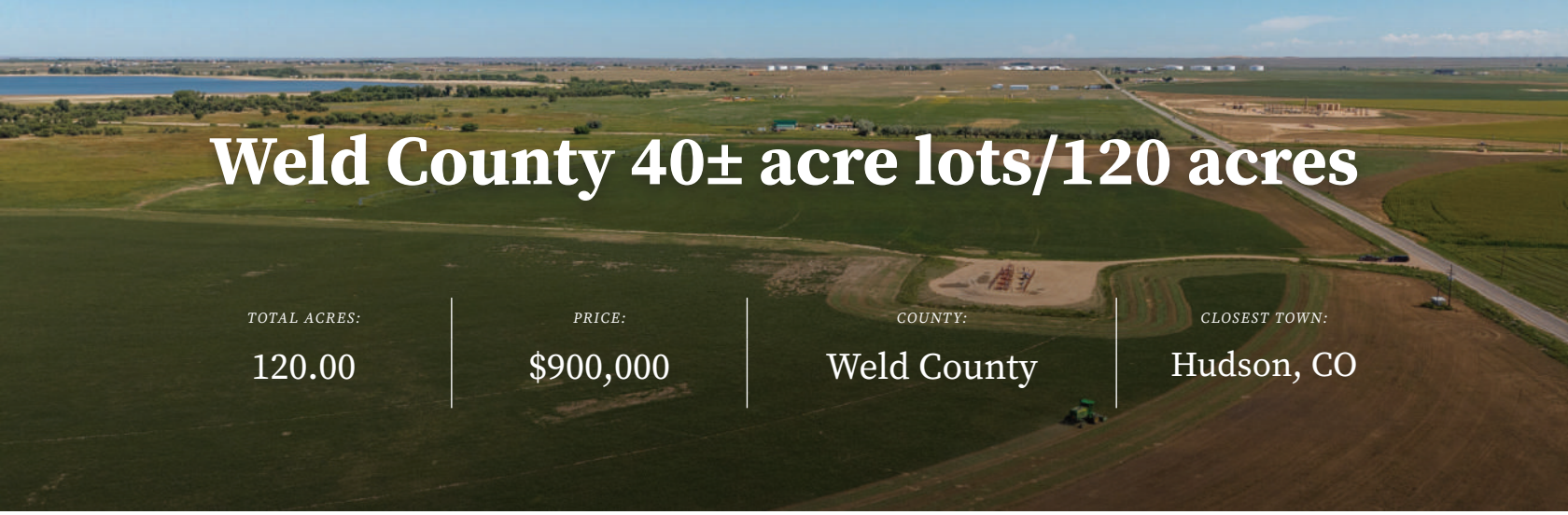
Weld County 40± acre lots/120 acres

120.00 Acres | Weld County, CO | $900,000



HAYDEN H OUTDOORS



Weld County 40± acre lots/120 acres

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
120.00	$900,000	Weld County	Hudson, CO

Activities & Amenities:

Development Potential
Farm/Crops/Ag

Land Details

Address: TBD, Hudson, Colorado 80642, USA
Closest Town: Hudson
Total Acres: 120.00
Deeded Acres: 120.00
Zoning: Agricultural
Estimated Taxes: $126 - 2025



Property Summary

We are offering three 39-43 acre lots located on the southeast side of Milton Reservoir. The lots are in the process of being surveyed and will be complete to close in 60 days or less. The new owner will have the right to drill a domestic water well or purchase a tap from Central Conservancy District. These offer excellent access to Platteville, Kersey and Hudson. The three lots are priced at $300K each.

Land

These 40± acre lots are in an excellent location on good county roads. They also leave you enough acreage to do a 4-5 acre family farm subdivision leaving the buyer with two sites. The large site would be 35+ acres and the secondary lot being 4± acres. This is a great opportunity to do a family compound or just sell off the smaller lot to recoup some of the initial investment.

Recreation

The property is adjacent to Milton Reservoir and Heritage Sporting Club. Possible waterfowl or deer hunting.

Water/Mineral Rights & Natural Resources

The new owner will have the right to drill a domestic well or purchase a tap from Central Conservancy District. No seller-owned minerals included with sale.

Region & Climate

Hudson, Colorado is a small town on the northern Front Range with an agricultural, open-plains character. It offers a quieter, more rural setting while still providing access to the Denver metropolitan area and other Front Range communities. Local Attractions and Recreation:

- **The Wild Animal Sanctuary:** Located about 5 miles from town, this large facility houses rescued large carnivores in large natural habitats.
- **Barr Lake State Park:** Situated roughly 10 miles away, offering hiking, birdwatching, and lake views.
- **Vintage Aero Flying Museum:** Located 4 miles away, showcasing historic aircraft and aviation culture.
- **Proximity to the Mountains:** Serves as an accessible base for trips to Rocky Mountain National Park and regional foothill trails





Region & Climate, continued

Platteville sits along the South Platte River and blends historical significance with stable, affordable country living. It is home to the Fort Vasquez Museum and the Platteville Pioneer Museum in Lincoln Park. Lincoln Park serves as a town hub, hosting playground spaces and annual town gatherings like the Harvest Days celebration every August. Locals enjoy easy access to Saint Vrain State Park for camping and birdwatching. The town is also famous for local family farms like Miller Farms, where residents can pick their own produce.

Kersey, located just east of Greeley along U.S. Highway 34, is a tightly knit town highly praised for its generational community pride and excellent school district. Platte Valley School District RE-7 is widely recognized across Weld County for stellar student achievements in academics, music, and career-focused clubs like FBLA and FCCLA. Kersey boasts great local food security through local organic institutions like Croft Family Farm and Monroe Organic Farms, which supply restaurants and farmers' markets across the region with heirloom produce. Well-maintained neighborhood hubs like Centennial Park and Kohler Park provide residents with sports fields, basketball courts, horseshoe pits, and shaded pavilions for private gatherings. The community also stays connected through energetic annual events, including a Labor Day Parade, a Christmas Parade, and "day in the park" summer cookouts that feature town-wide water fights and outdoor evening movies.

Location

The properties are 9 miles east of Platteville, Colorado. 12 miles south of Kersey, Colorado and 8 miles north of Hudson, Colorado. These are charming, small agricultural communities offering a quiet, tight-knit lifestyle on the eastern plains while maintaining convenient proximity to larger Northern Colorado cities like Greeley and Fort Collins

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.









HAYDEN H OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Seth Hayden

Broker Partner, Licensed in CO, NE, UT, WY & KS

Seth@HaydenOutdoors.com

970.692.6321v

Eric McCarty

Broker Associate, Licensed in CO

emccarty@HaydenOutdoors.com

785.317.1215

