Summerfield North Finished Subdivision

27.35 Acres | Weld County, CO | $21,780,000



HAYDEN H OUTDOORS

Summerfield North Finished Subdivision

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
27.35	$21,780,000	Weld County	Keenesburg, CO

Presented by



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HAYDEN OUTDOORS® REAL ESTATE



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Property Summary

Welcome to Summerfield North Subdivision, a thoughtfully planned residential community offering small-town living with big city access. If you're looking to invest in residential development or create a community in a convenient and growing location, Summerfield North Subdivision offers an exceptional combination of small-town character, outdoor spaces, and access to major destinations within easy reach.







Activities & Amenities

Development Potential

Land Details

Address: multiple, Keenesburg, Colorado 80643, USA

Subdivision: Summerfield North Subdivision

Closest Town: Keenesburg

Total Acres: 27.35

Zoning: R1-Residential

Water Rights: Yes, All seller-owned water rights appurtenant to the land have already been dedicated to the Town of Keenesburg.

Building Details

Price: $21,780,000

Electricity Provider: United Power

Gas Provider: Atmos

Water Provider: Town of Keenesburg





Land

Development Opportunity: 198 finished lots ready for construction of single-family residential lots.

Enjoy small-town charm and convenience with local shops, parks, playgrounds, and walking trails nearby. The county fairgrounds are within walking distance, while schools are conveniently located just a 5-minute walk or drive from the subdivision.

Improvements

Summerfield North comes complete with it's own Metro-District. All improvements including street, power, curb and gutter and a park are all complete. The domestic water cost is set at $12,001/unit which is an excellent rate for domestic water in the current market in Colorado.

Summerfield North

- Total acreage on Plat = 59.96
- Less Multifamily Tract A = (6.70)
- Less Open Space and ROW already dedicated to Town = (25.91)
- **Net Acres for Sale = 27.35**
  - » *NOTE: All open space tracts and parcels have already been dedicated to the Town as required by the Plat and Subdivision Agreement.*

Recreation

Residents can enjoy an abundance of outdoor recreation, natural beauty, and regional attractions, including:

- Walking trails, parks, and playgrounds
- The Wild Animal Sanctuary
- Barr Lake State Park
- Horsetooth Reservoir
- Lake McConaughy
- Pawnee National Grassland
- Local community events and the county fairgrounds
- Rodeo Dunes











Water/Mineral Rights & Natural Resources

All seller-owned water rights appurtenant to the land have already been dedicated to the Town of Keenesburg. No mineral rights transfer with the sale. Potable water for the homes is set at $12,001/lot.

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

Summerfield North is perfectly positioned for both everyday commuting and weekend adventure, with convenient connections to:

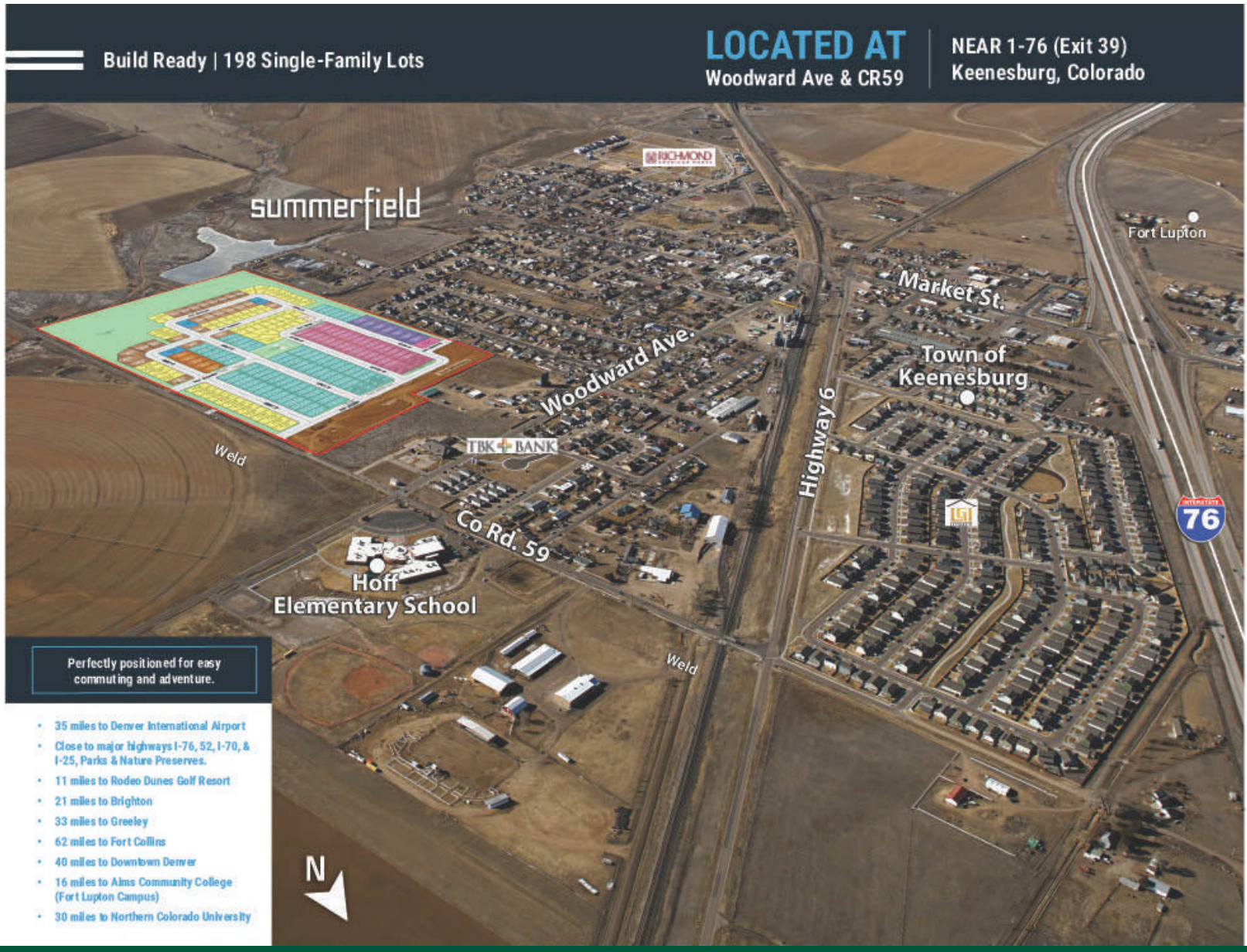
- Denver International Airport
- Denver
- Greeley
- Fort Collins
- Surrounding communities and destinations

Hoff Elementary, Weld Central Middle and Weld Central Senior High Schools are all located within a 5 minute walk or drive of the subdivision.

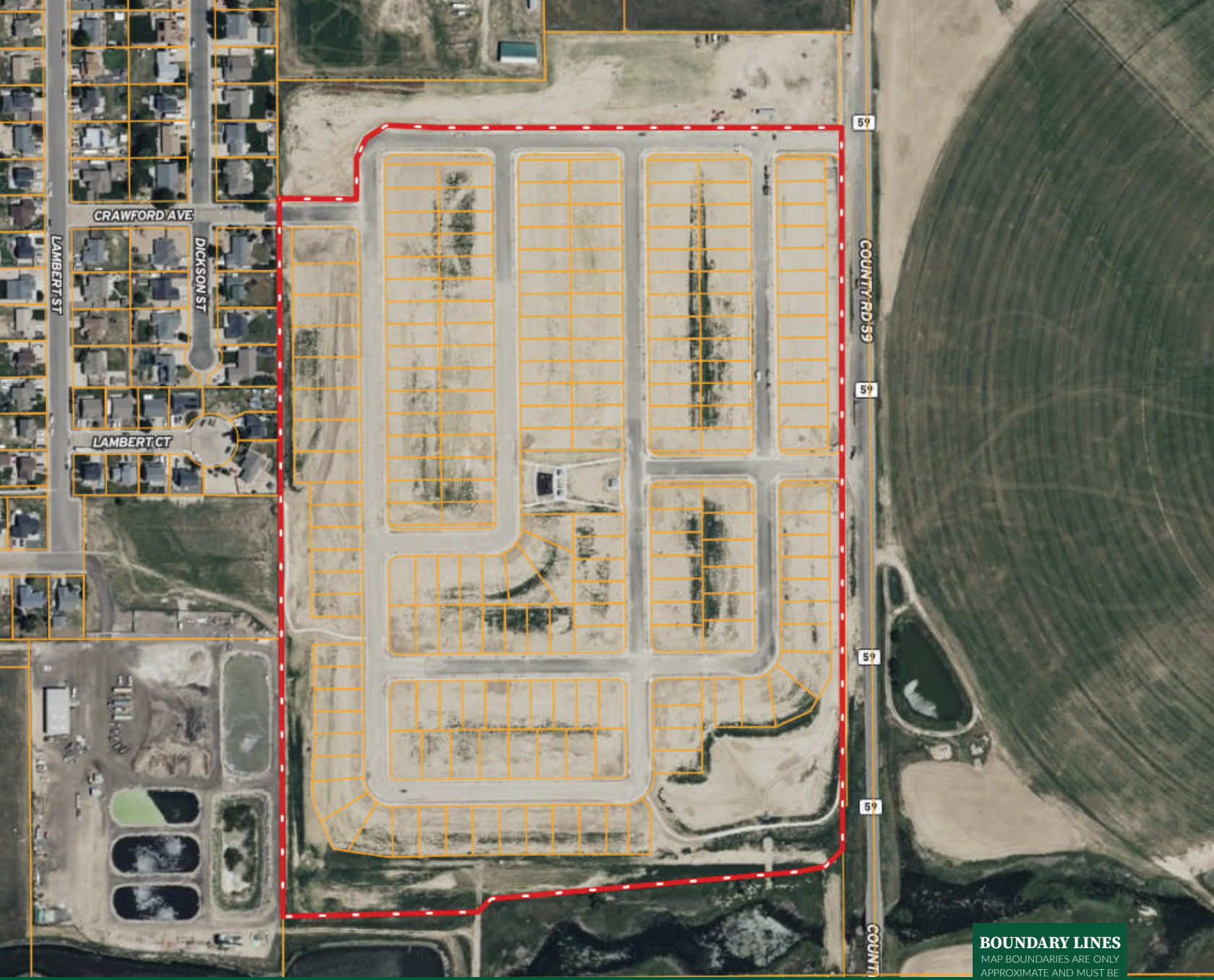
Keenesburg, Colorado offers a quiet, safe, family-friendly atmosphere with a strong small-town feel, while still being located just 20 miles from Denver International Airport and 33 miles from Denver. It is a charming, rural town renowned for hosting The Wild Animal Sanctuary, the world's largest facility 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.





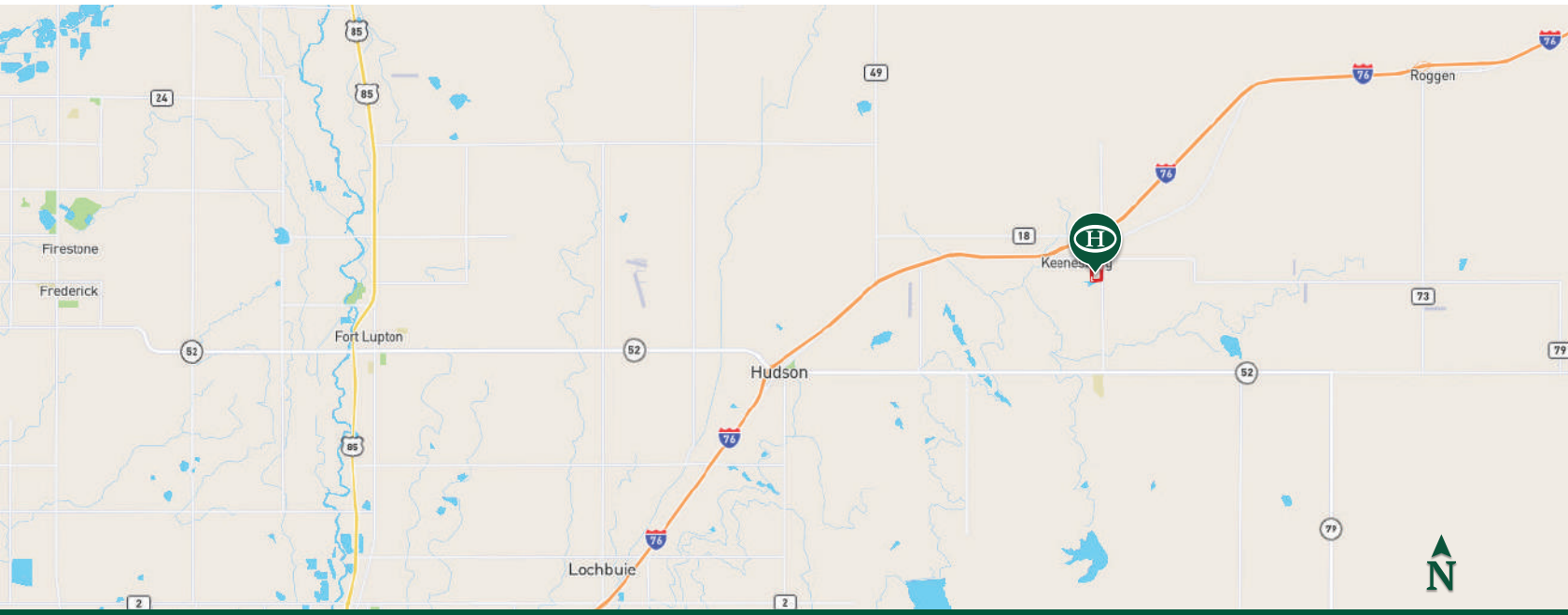



Future summerfield Townhomes
ASHTON AVE
CRAWFORD AVE
KESWICK AVE
BRINN AVE
YARNELL AVE
MELROSE AVE
DUNN ST
SATURN ST
LEMAY ST
DEBRA ST
WCR 39
198 Total Lots
50'x110' (55 Lots)
50'x115' (69 Lots)
50'x120' (32 Lots)
60'x110' (26 Lots)
60'x115' (5 Lots)
70'x110' (3 Lots)
70'x150' (7 Lots)
80'x150' (1 Lot)



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

Boundary





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 regard 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 Fair 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

HAYDEN OUTDOORS®
REAL ESTATE

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990s, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the ***best*** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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