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## **WOLF CREEK SOD FARM | STRASBURG, COLORADO | \$3,200,000**



### **EXECUTIVE SUMMARY**

Conveniently located just minutes from Strasburg, Colorado, and Interstate 70 sits this 305± acre Arapahoe County sod farm. Approximately 240 irrigated acres under two pivots and an additional 45± dryland acres. The property has paved road access, ample water via three permitted wells, a mechanical shop, hay barn, and office. This income-producing property will make an immediate return and be a strong, longer-term development opportunity.

Turf equipment is available for an additional \$300,000 (list available).



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at [www.hallandhall.com](http://www.hallandhall.com) or by contacting the Listing Broker.

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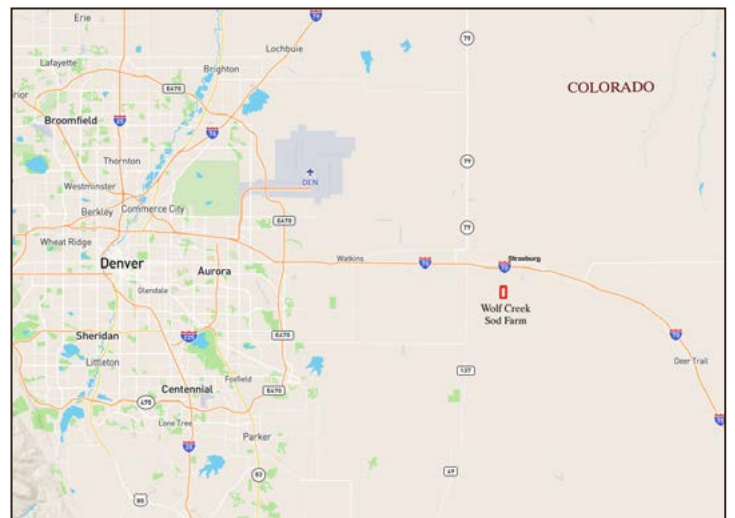
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## JUST THE FACTS

- Minutes from Strasburg, CO, and I-70
- Thirty-Three Miles to Denver Proper and the Denver International Airport
- Paved Road Access
- 120+/- Irrigated Acres in Kentucky Bluegrass
- Three Permitted Wells
- Mechanical Shop, Hay Barn, and Office



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Wolf Creek Sod Farm  
Strasburg, Colorado

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