

FOR SALE



FARM & RANCH
REAL ESTATE

COUNTY ROAD 46 AND COLORADO BLVD DEVELOPMENT OPPORTUNITY

Johnstown, Colorado



WATER RIGHTS!



PROPERTY HIGHLIGHTS

Sale Price: \$8,500,000

C3 Farm and Ranch is proud to present ±112 acres of transitional land prime for annexation and development. Located on the corner of County Road 46 and Colorado Blvd, this property offers mountain views and close proximity to I-25.

- The property includes 5 shares of Home Supply Reservoir Company water and decreed pond with the potential for a non-potable water supply.



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PROPERTY FEATURES

Location: At the corner of County Road 46 and Colorado Blvd.

Section: 13

Township: 4N

Range: 68W

Total Acreage: ± 112 Acres

Water: 5 Shares Home Supply and decreed pond for non-potable water potential

Open Space: 30% Requirement

Utilities: Conveniently located



LOCATION

Just South of the new high school, and North of the Podtburg Golf Course and Subdivision (proposed), this property is ideally located to the east of I-25. This property is close to I-25 for simplified access to Northern Colorado and South towards Denver, with additional East and West access by way of Highway 60.

To Loveland: ±15 minutes

To Longmont: ±26 minutes

To Fort Collins: ±25 minutes

To Boulder: ±43 minutes

To Greeley: ±28 minutes

To Denver: ±45 minutes



For additional property information take a photo of the QR code or Contact the listing agents.



FARM & RANCH REAL ESTATE



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