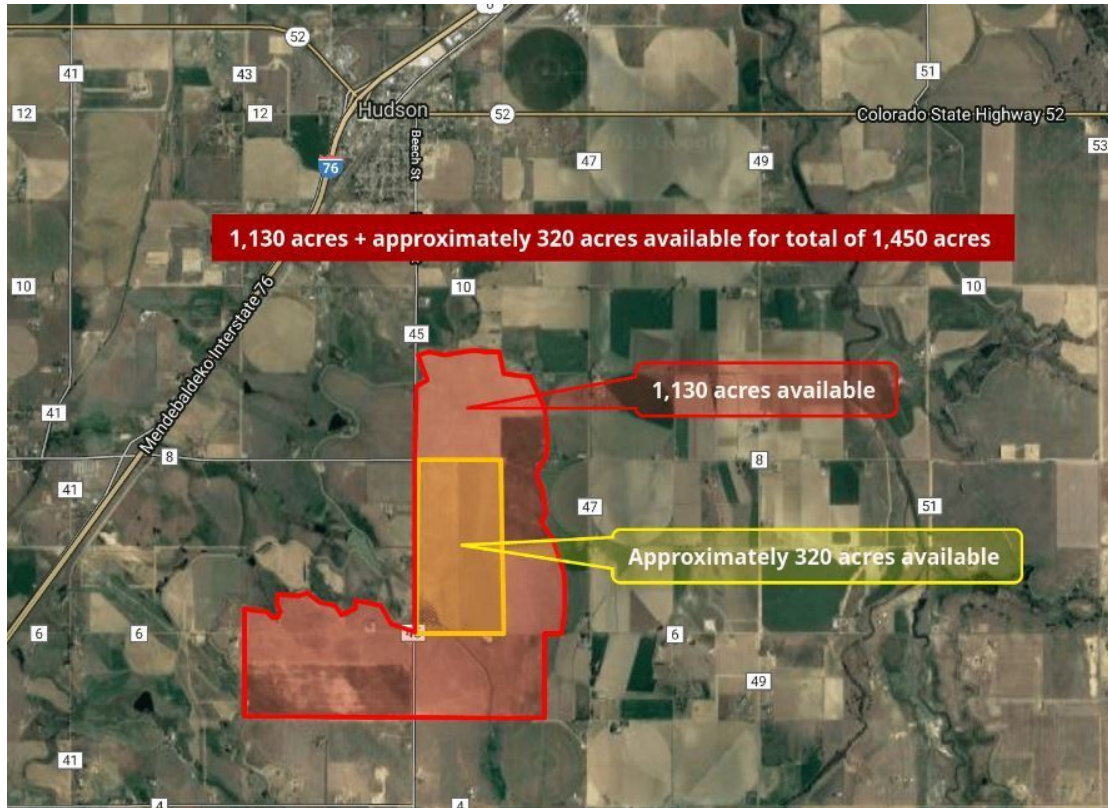


100 YEAR OLD FAMILY FARMLAND IN THE PATH OF GROWTH!

SE Corner Of CR 6 & CR 45, Hudson, CO 80642

FOR SALE \$12,500 PER ACRE



PROPERTY DESCRIPTION

One of the last large tracts for a future **MASTER PLANNED COMMUNITY (MPC)** - \$12,500 per Acre

PROPERTY HIGHLIGHTS

- Growth has expanded to the I-76 Corridor.
- Annex and rezone into either the Town of Lochbuie or Hudson where annexation, zoning, and entitlements can take as few as only 9 months, although plan on 12 months just in case!
- Water rights - average annual withdrawal from Laramie-Fox Hills Aquifer is 67.2 feet; Lower Arapahoe Aquifer is 43.5 acre feet. See Colorado Water Court Case No. 2000CW1353.
- Mineral rights are not included in sale.
- Along the last interstate to be built out from Denver
- Less than 25 minute commute to downtown Denver
- Ask about Weld County's college scholarship program for residents that graduate from Weld County high schools
- Take advantage of the easy access to get around the Northern metro area
- Centennial Farm - over 100 years of the same family ownership

TOM KAUFMAN

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& CO. BROKERAGE INC.

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FOR SALE



KRAGH FARM

Kragh Farm located between the towns of Lochbuie and Hudson, CO provides an incredible opportunity for entitlement and development of mountain-view property. It features 320 acres of untouched dry-land farmland with 112 acre-feet of adjudicated well water rights. Additional water is negotiable. The property is just 1.5 miles south of Hudson, which has excellent schools and accessible infrastructure. The property is within a twenty-minute to Denver International Airport and a thirty-minute commute to downtown Denver. George Owen, who purchased the farm in 1918, was a true Colorado pioneer. He was 12 when the family moved to Colorado Territory in 1872. The farm qualifies as a Colorado Centennial Farm with 100 years of single family ownership. The farm is 1 mile long, north to south, with a full paved road on the west side. It is slightly sloped to the west offering unobstructed views of the Rockies from all points of the property.

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FOR SALE

ONE OF THE LAST LARGE TRACTS FOR A FUTURE MASTER PLANNED COMMUNITY (MPC)

1,130 acres + approximately 320 acres for total of **1,450 acres**

WELD COUNTY

Information provided by upstatecolorado.com

2.7% unemployment

Top 5 Largest Private Employers - JBS USA & Affiliates, Banner Health: North CO Medical, Vestas, State Farm Insurance & Halliburton

Largest Non-Retail Employers - Greeley/Evans School District 6, University of Northern Colorado, Weld County, City of Greeley & Aims Community College

Airports - Denver International Airport - 6th busiest airport in the US - 30 minute commute from South-Weld; Greeley/Weld County Airport, Erie Municipal Airport & Fort Collins/Loveland Airport

Growth - Weld County has projected growth of 16% between 2010 and 2017. 15.9% represents an additional 40,325 people moving into the County over the last 7 years.

Incentives - visit for upstatecolorado.org for further information on numerous Taxes & Incentives programs available

BRIGHT FUTURES - WELDS COUNTY'S SCHOLARSHIP FUND

The Bright Futures program was designed with one objective in mind - strengthening the vitality of the Weld County community through its workforce. As Weld County continues to rapidly grown, the need to nurture, guide, and maintain our talented and ambitious youth is more important than ever. Participating in Bright Futures is an easy way to build our community, support tomorrow's leaders, and maintain a strong economic foundation for the future. Bright Futures helps students further their education, encourage a better trained, and skilled workforce for a more successful economic and thriving community that benefits local residents and businesses.

Information provided by www.brightfuturesco.com

BARR LAKE STATE PARK & RECREATION/THE WILD ANIMAL SANCTUARY

Barr Lake State Park & Recreation is a Colorado state park established in 1977 in Adams County near Brighton, CO. The 2,715 acre park has 12 miles of trails, including an 8.8 mile that circles Barr Lake. Fishing and boating are allowed in the northern half of the park. Located south of Hudson - 15 minute commute from Hudson.

The Wild Animal Sanctuary is located within 10 minutes of Hudson, CO,. The Wild Animal Sanctuary currently operates two sites within Colorado totaling more than **10,000 + acres!** providing a sanctuary for rescued animals so that they can live and roam freely within large natural habitats with others of their own kind.

www.wildanimalsanctuary.org

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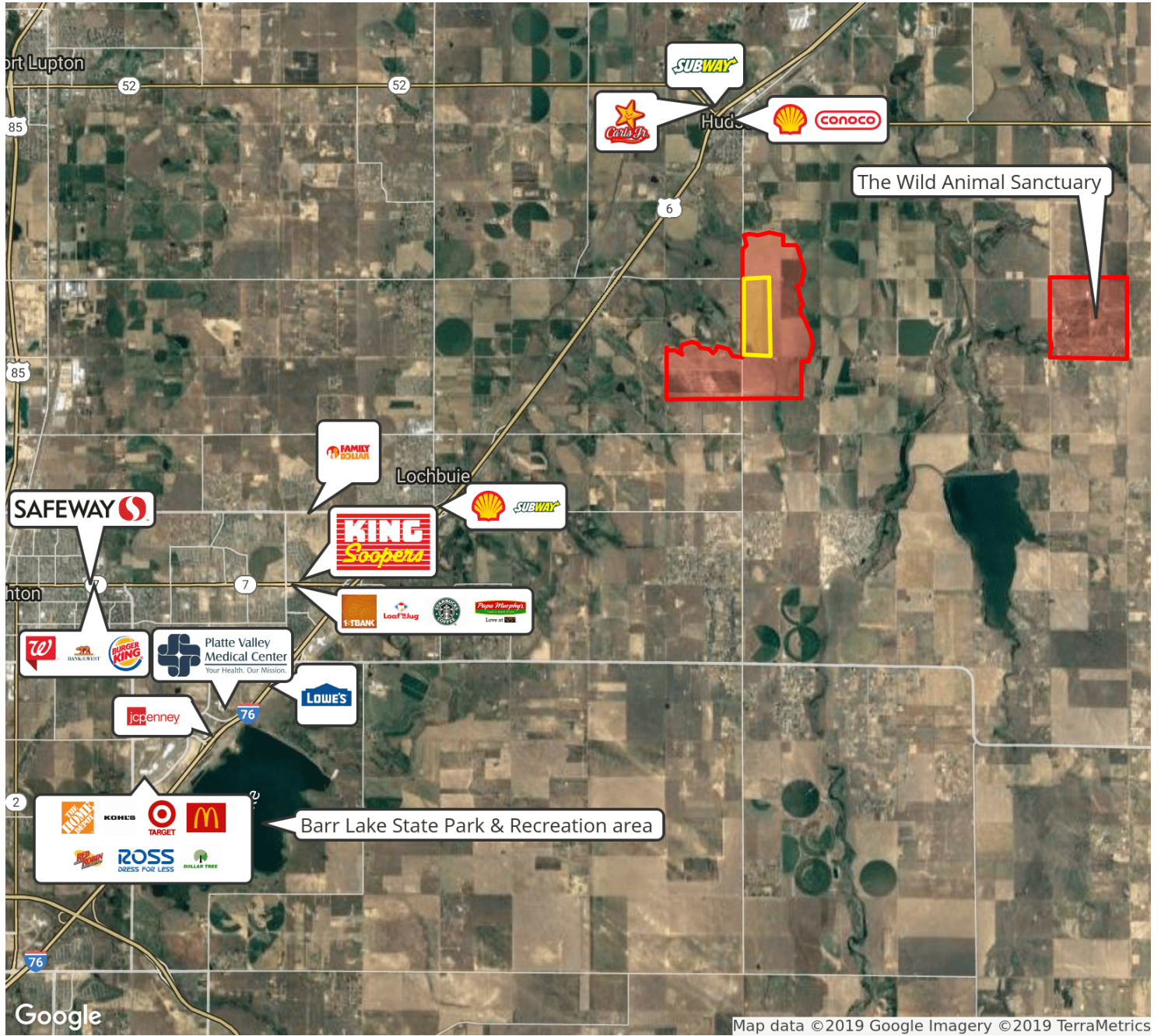
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FOR SALE



	1 MILE	3 MILE	5 MILE
Total Population	63	1,690	5,860
2023 Population	68	1,832	6,477
Population Growth 2018-2023	7.94%	8.40%	10.53%
2018 Total Households	22	556	1,960
HH Growth 2018-2023	9.09%	8.48%	10.56%
2018 Average household income	89,391	85,099	100,992
Businesses	50	84	129
Employees	232	547	919

TRAFFIC COUNTS

*S of 160th Ave & I - 76 28,976 /vpd

* 2017 Demographics provided by drcog.org

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