

7.25 ACRES / WATER RIGHTS / DEVELOPMENT INVESTMENT, WATKINS CO



LOCATION: 1970 Imboden Road, Watkins CO 80137. From Watkins CO go East on Colfax 1 mile to Imboden Raad and take trail going South 100 yards to sign and the NW corner of the Property.

ACREAGE: 7.25 Acres per professional survey of the Property.

PRICE: \$450,000.00 cash at closing.

LEGAL: Watkins Storage Subdivision Block 1 Lot 1, City of Watkins, Adams County Colorado

ZONING: The Property is presently zoned A1 Agricultural (minimal dividable lot size of 2.5 acres).

IMPROVEMENTS: Professional Land Survey Plat, Grading Plan for flood plain mitigation, Use By Special Review for recreational volley ball courts

WATER RIGHTS: Decree of Water Case No. 22CW3023 granting 2.54 acre feet in the Arapahoe Aquifer.

WELLS: None.

OUTBUILDINGS: None.

MINERALS: Property includes all of Sellers mineral rights that they own, if any.

TAXES: 2022 property taxes \$885.28 paid in full.

FLOOD PLAIN: Approxiiately 2.1 acres of the Property lies in the flood plain restricting the use of this area however this area can be mitigated by a one to one transfer of fill from the higher grade into the flood plain

NOTE: The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker is a Transaction (neutral) Broker and not a Seller's agent.