

HWY 85 & WCR 38.5

GILCREST, COLORADO 80623



UNDER CONTRACT!




Sale Price: \$811,350.00

Price per Acre= \$15,000.00

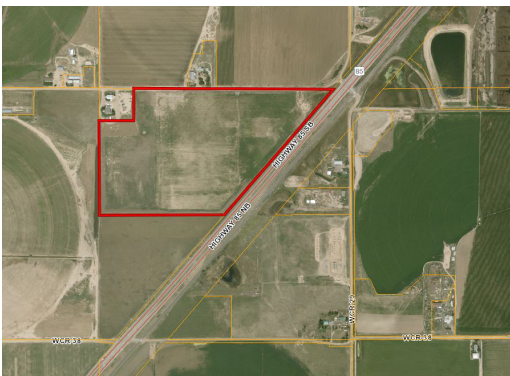
Size: ±52.65 Acres

- Great Industrial Site Potential (Currently Zoned AG)
- Well Water Rights Included

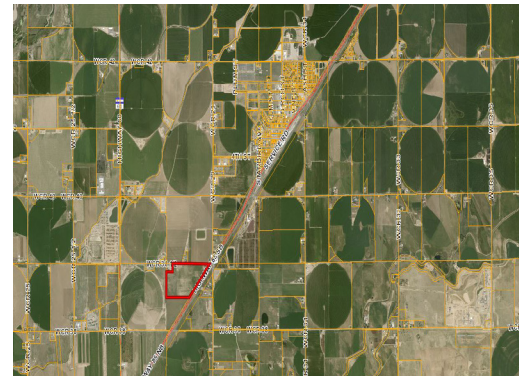
- Level Grade Land
- Great Visibility/Dual Access
- Septic is currently permitted

- Easy access to US Hwy 
- One Hour from Denver I-
- One Hour and Half from I-

**SUBJECT
± 52.65 Acres**



The property is situated in the heart of the Denver-Julesburg oil and gas basin as well as being in the heart of Weld County, the highest value AG producing county in the state.



Wheeler Properties, Inc.
1130 38th Avenue, Suite B
Greeley, CO 80634
Office: 970-352-5860

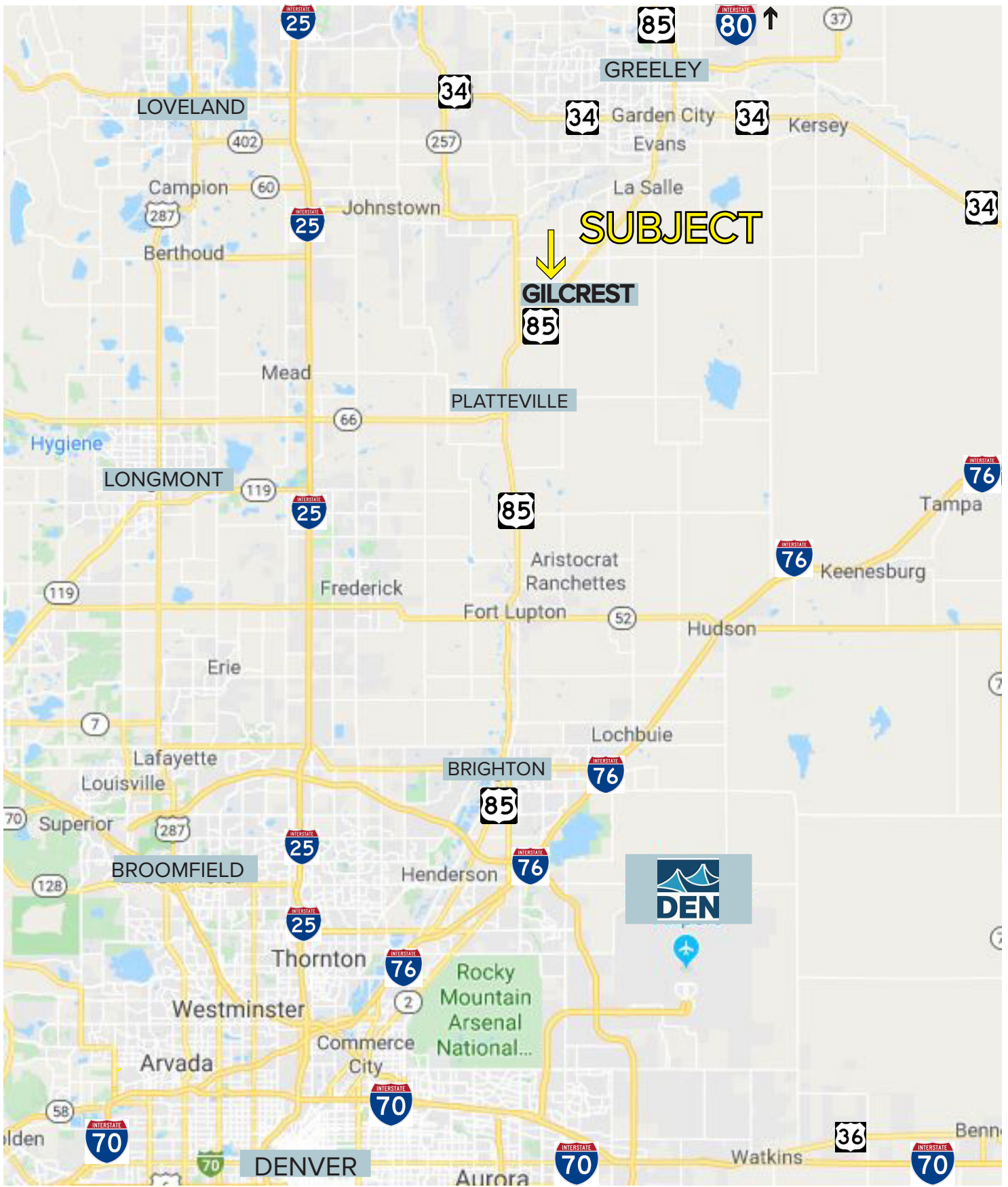
WHEELER
Properties



Ron Randel - CP: 970-590-6222

Waypoint Real Estate
125 S Howes St, Ste 500
Fort Collins, CO 80521
Office: 970-632-5050

Brian Smerud - CP: 970-415-0538



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