



FOR SALE

Real Estate Opportunity



12741 County Rd 57, Hillrose, CO

78 ACRE HAY & LIVESTOCK FARM

\$800,000.00

BROKER NOTES: Discover the possibilities with this 78 acre hay and livestock farm offering wide-open space, valuable water rights and plenty of potential. The property features a three-bedroom, two-bath home with 2,224 total square feet providing a comfortable place to call home while enjoying the benefits of country living. Of the 78 acres, about 50 acres is irrigated by a Valley pivot sprinkler system with an additional 16.55 acres of flood-irrigated land. Water resources include eight shares of capital stock in the Lower Platte and Beaver Canal Company, 80 acre rights through the Hillrose Irrigation District and one irrigation well. The property is also equipped with a Morgan County Quality Water tap for domestic water, a sewer/septic system and REA electric service. Whether you're looking to expand your agricultural operation, raise livestock, produce hay or simply enjoy the space that rural living provides, this property offers exciting opportunities!

SHOWINGS: The property will be shown by appointment. To view the property, call John Schaffner at 970-630-3402. Go to www.uslandoffice.net for more information and pictures.

Notice to the prospective purchaser: The information contained herein has either been given to us by the seller or from sources we deem reliable, but we do not guarantee it. The prospective purchaser should verify all information contained herein. U.S. Land Office, LLC and all other agents of the broker are or will be acting as transaction brokers.

This property is being offered by: **U.S. LAND OFFICE, LLC**
JOHN SCHAFFNER, BROKER/OWNER/AUCTIONEER
36470 County Rd. Z, Wray, CO 80758 - 970-630-3402