

# Tom Kime Reservoir Hunt or Hay

57.94 Acres

Weld County, CO

\$550,000



HAYDEN  OUTDOORS®

# Tom Kime Reservoir

TOTAL ACRES:

57.94

PRICE:

\$550,000

COUNTY:

Weld County

CLOSEST TOWN:

Eaton, CO

## Activities & Amenities:

Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Hunting - Big Game, Predator/Varmint,  
Small Game & Waterfowl  
Pond/Lake  
Water Access  
Water Rights  
Water View  
Waterfront  
State Hunting Unit: 951

## Land Details:

**Address:** 0 County Road 78,  
Eaton, Colorado 80615, USA  
**Closest Town:** Eaton  
**Total Acres:** 57.94  
**Deeded Acres:** 57.94  
**Zoning:** ag  
**Elevation:** 4760  
**Topography:** slightly rolling  
**Vegetation:** prairie grass, pond cover  
**Pasture Acres:** 50  
**Riverbottom Acres:** 8  
**Water Rights:** Yes  
Tom Kime Reservoir rights  
deeded 4.4 acre feet  
**Estimated Taxes:** \$11.5 - 2022

## Property Summary

The Tom Kime Reservoir parcel is truly a versatile property. With its varied topography thanks to the 3+-acre pond, you can choose from several uses. If it's hunting, the pond provides water and cover in an area that is predominantly an open prairie landscape giving ducks, geese, doves, mule deer and antelope a welcome break. With cross fencing and 4 pastures, consider grazing cattle, keeping horses, haying or building your dream home.

## Land

This is slightly rolling terrain with sandy loam soils and natural prairie grasses covering the property. Long Draw comes in from the NW corner, feeds Tom Kime Reservoir and exits in the SE corner. The 2 acres in the NE corner has an oil/gas storage operation that has been leased out, there is no income from that.

## Recreation

You can do with this almost anything you want. Hunting would be the main attraction but with the water, you're only limited by your imagination.

## Agriculture

Cross fencing into 4 pastures will allow you to keep cattle, horses or cut hay.

## Water/Mineral Rights & Natural Resources

There are Tom Kime deeded water rights. Copy of the deed is attached.





## Location


You'll feel miles away from everywhere. The closest shops, restaurants, stores, doctors, etc are 15 minutes away in Eaton. Greeley is 30 minutes or less and Fort Collins about 45 minutes. Denver and DIA are about 90 minutes.

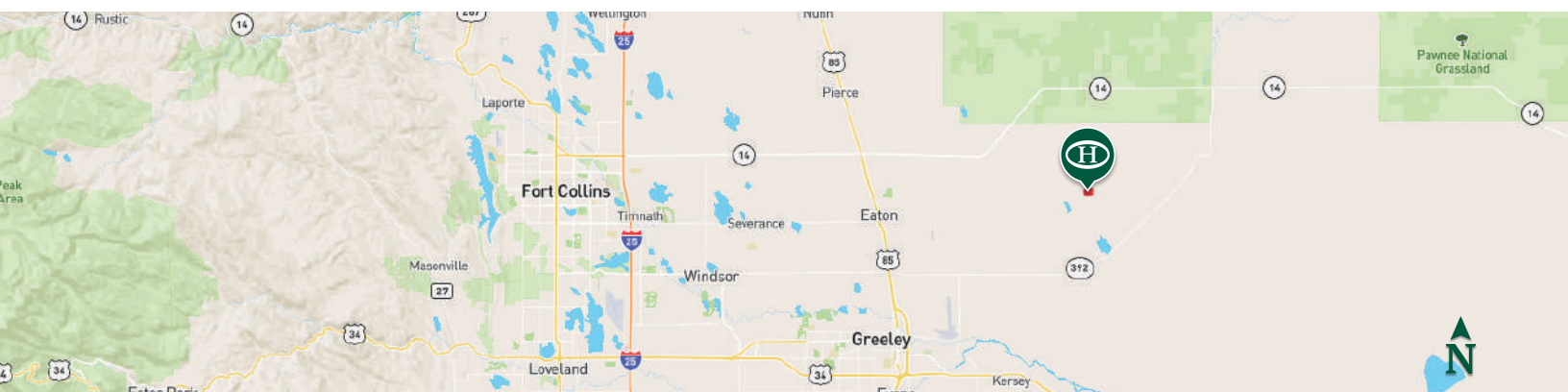
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



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