

Plumb Farm

323.00 Acres | Weld County, CO | \$14,000,000



HAYDEN  OUTDOORS.

Plumb Farm

TOTAL ACRES:

323.00

PRICE:

\$14,000,000

COUNTY:

Weld County

CLOSEST TOWN:

Greeley, CO

Presented by



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About This Property

The Plumb Farm consists of 323 +/- acres located on the banks of the South Platte River surrounded by gravel mines and water storage, just East of Greeley, Colorado. This legacy property features productive irrigated farm ground, ample water rights, surface water, and endless recreational opportunities. This well-rounded property caters to the needs of investors, producers, and outdoor enthusiasts.



Activities & Amenities

Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
Water Access
Water Rights
Water View
Wooded

Land Details

Address: 28465 County Rd 49 1/2, Greeley,
Colorado 80631, USA

Closest Town: Greeley

Total Acres: 323.00

Deeded Acres: 323.00

Leased Acres: 0.00

Water Rights: Yes

- 3 shares of Lower Latham Ditch
 - 1 share of Lower Latham Reservoir
 - 8 shares of Plumb Ditch
 - 3 shares of Smith Lateral Ditch
- Source of lot size: Other

Building Details

Homes: 2

Basement: Unfinished



Improvements

The Plumb Farm has many meticulously maintained improvements, which include multiple residences, shops, and ample covered equipment storage. The centerpiece is the main house, measuring 3,498 SF, which has been thoughtfully and extensively remodeled in recent years. Complementing the main house is the guest house, measuring 1,078 SF, ideally suited for accommodating overflow guests, employees, or extended family members. Both residences benefit from a Central Weld water tap, ensuring a dependable water supply. The property also has a new well for livestock and domestic irrigation. In addition to the homes, the property features several shops and garages, providing generous covered storage for equipment and machinery. This well-conceived infrastructure is a testament to the property's exceptional upkeep and quality. The inclusion of a Generac generator further enhances the property's functionality, providing seamless power backup in the event of an outage and ensuring that the improvements remain operational at all times. The attention to detail in the continual enhancement of the Plumb Farm underscores its rarity and value, making it a standout example of a historic property with modern upgrades and comprehensive amenities.





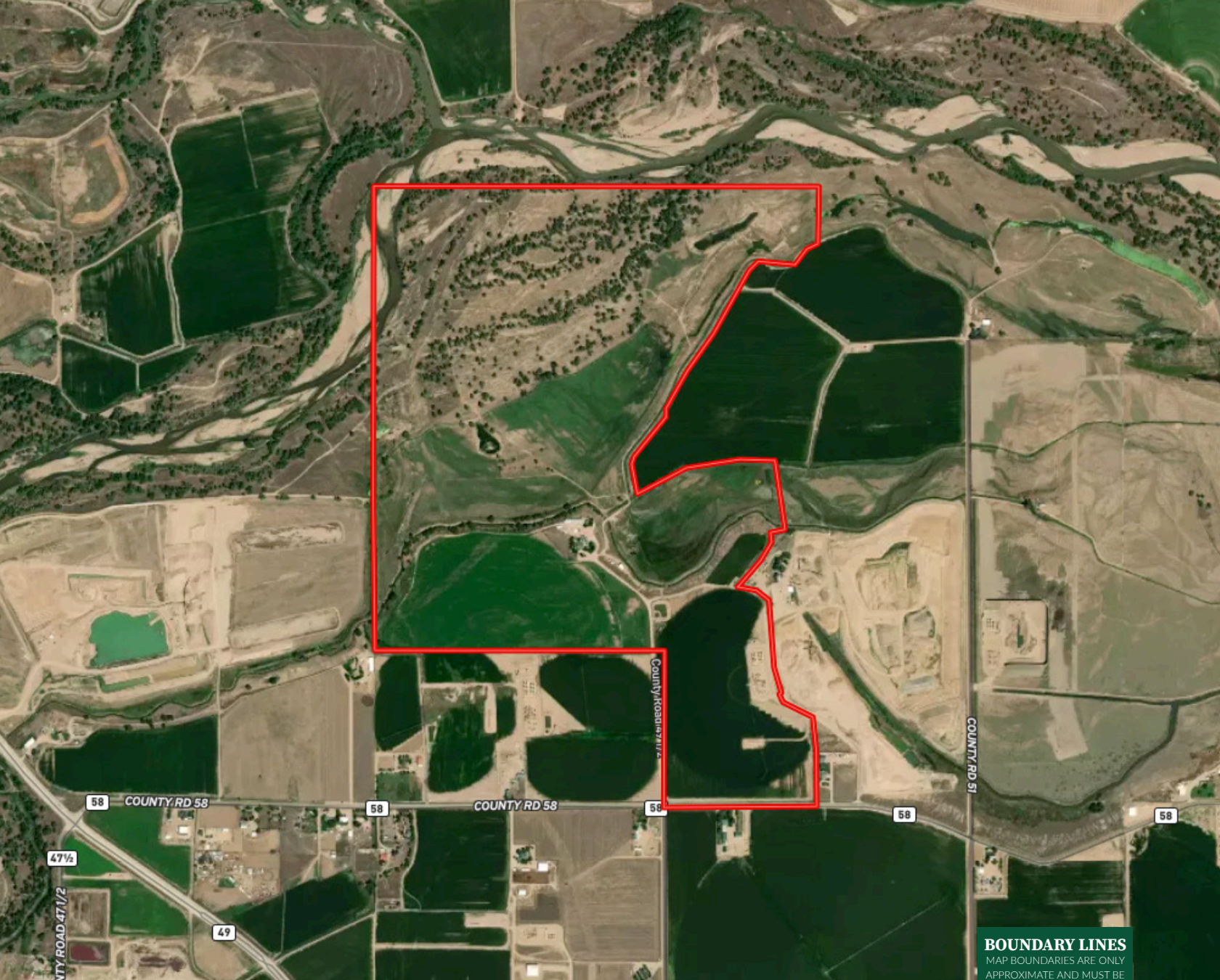
Recreation

The Plumb Farm stands out as a premier hunting destination in Northern Colorado, offering a wealth of recreational opportunities amid its expansive and diverse landscape. The farm's northwest corner boasts a generous stretch of the South Platte River, renowned for its thriving waterfowl population year-round, particularly during the peak waterfowl season. Hunters can take advantage of both the river's dynamic environment and the numerous ponds scattered across the property. The river bottom, adorned with mature cottonwood trees, provides excellent habitat for turkeys and deer, both of which are commonly seen throughout the landscape. Additionally, Canada Geese are frequent visitors, feeding across the fertile crop grounds and using the property as a sanctuary during migration periods. Despite its rich hunting potential, the Plumb Farm has primarily been utilized for agricultural production, a testament to the current owners' dedication to conservation and sustainable land management. With its ideal combination of water resources, abundant food sources, and ample cover, the Plumb Farm offers exceptional hunting opportunities that are both diverse and unique.


Agriculture

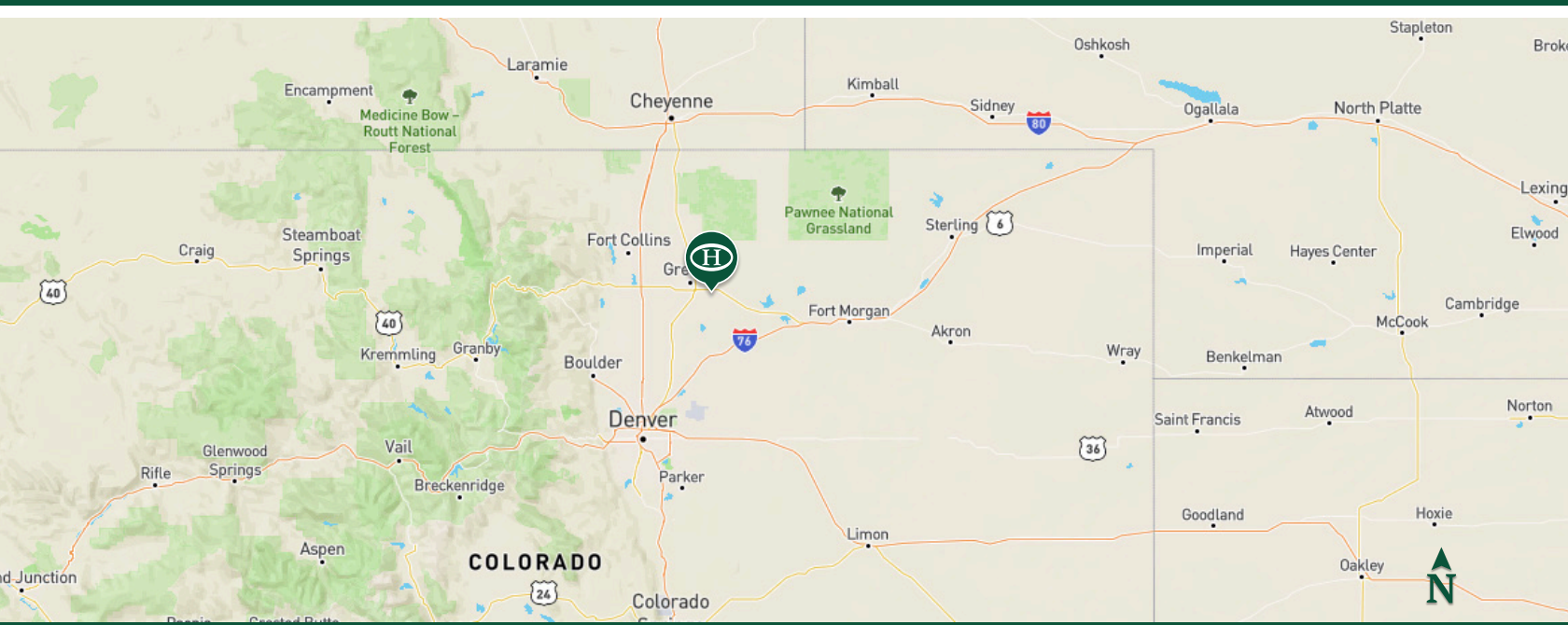
Consisting of 323 +/- acres, The Plumb Farm is equipped with the necessary tools to assure a high yielding operation year after year. The farm is distinguished by its outstanding water rights, sandy loam soils, and meticulously maintained irrigation equipment. The Plumb Farm provides a well-balanced mix of irrigated farm ground, lush irrigated pastures, and fertile river bottom. With the amount of water used across the farm, the combination of sandy loam soils are particularly notable for their excellent drainage capabilities. This unique blend of features not only supports robust agricultural output but also enhances the property's value as an exceptional recreational retreat, making it a truly versatile and coveted asset. With all of the necessary tools in place to run a successful farming operation, this property is truly turn-key from a production standpoint.





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

 Boundary





Water/Mineral Rights & Natural Resources

Water Rights: The following water rights will be conveyed to the buyer:

3 Shares of Lower Latham Ditch

1 Share of Lower Latham Reservoir

8 Shares of Plumb Ditch

3 Shares of Smith Lateral Ditch

The Plumb Farm is rich in water which assures a high yielding operation year after year. Not only does The Plumb Farm offer some of the best water rights in the area, it's also a part of the Lower Latham Augmentation Plan. A sizable portion of the acreage is under pivot and irrigated by both a well maintained Zimmatic pivot and a Valley pivot.

Gravel: The Plumb Farm is surrounded by gravel mines and water storage. The owner has had core drilling completed and is waiting for drill results.

Mineral Rights: All oil, gas, and subsurface minerals other than gravel and aggregates will be reserved by the seller.

Region & Climate

Greeley, Colorado, is located in the northern part of the state, nestled in the South Platte River Valley on the Great Plains. The region features a semi-arid climate with distinct seasons. Summers are generally hot and dry, with temperatures often exceeding 85°F, while winters can be cold and snowy, with temperatures occasionally dropping below freezing. The area enjoys abundant sunshine throughout the year, but precipitation is relatively sparse, resulting in a climate that supports a mix of agricultural and urban development. The surrounding landscape includes plains to the east and the foothills of the Rockies to the west, offering a picturesque contrast and opportunities for outdoor activities.





History

The South Platte River has been a significant geographic feature in Greeley, Colorado, since the area's settlement. Before European settlers arrived, the South Platte River was a crucial resource for Native American tribes in the region, including the Arapaho and Cheyenne. The river provided water, food, and a travel route through the plains. In the mid-19th century, the river became central to the establishment of Greeley. Founded in 1869 by the Union Colony, Greeley was designed as an agricultural community. The South Platte River was vital for irrigation, which allowed settlers to transform the arid plains into productive farmland. The river's water was crucial for irrigation systems that supported the area's farming economy. Canals and ditches were constructed to divert water from the South Platte to fields, significantly boosting crop yields and enabling Greeley to thrive as an agricultural hub. Another notable piece of history pertaining to water is the Plumb Irrigation Company. The Plumb Irrigation Company, founded in Greeley, Colorado, in 1885, played a crucial role in the area's agricultural development. Established by John W. Plumb and his associates, the company was instrumental in expanding irrigation infrastructure in Weld County and surrounding areas.

Location

The Plumb Farm is situated in Northern Colorado, just 2 miles southeast of the Greeley-Weld County Airport and about 55 miles north of Denver International Airport. This location places it at the heart of Weld County, a region characterized by a dynamic mix of rapid urban development and expansive agricultural land. Greeley, being close by, contributes to the area's growth while maintaining its agricultural roots. The proximity to major transportation hubs and the balance between development and farming make Weld County a unique and strategic area in Northern Colorado.



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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