

# WAGNER FARM



13595

*North*

COUNTY ROAD 11

WELLINGTON, CO | \$5,300,000



*Sprawling 383-Acre irrigated farm for sale in scenic Larimer County, Colorado*



The property is equipped with 3 Zimmatic pivots (1- 5 tower and 2, 7 tower) and gated pipe, ensuring optimal water distribution for crop cultivation and pasture management. These pivots are fed by water from 2 active irrigation wells and 4 shares of North Poudre Irrigation. Pivots can be run by the gas generators currently in place.





## WATER SUPPLY FOR PIVOTS



This property includes valuable water rights that ensure consistent and reliable access to water for all your agricultural needs. Included in this farm are four shares of North Poudre Irrigation and two active Larimer County Users Association Irrigation Wells. A third well is permitted and can be drilled for further use.



*With its generous acreage, this farm is well-suited for raising cattle, horses, or other livestock. Ample grazing areas and room for barn facilities.*





## POTENTIAL EXECUTIVE HOMESITE LOCATION



The rich and arable soil in Larimer County allows for a diverse range of crops, from hay and barley to specialty crops and produce. The options are limited only by your imagination. Historically, this farm produces great yields of grass hay, alfalfa and corn.



*Located in the heart of Larimer County and base of the Rocky Mountains, known for their stunning natural beauty, this farm enjoys easy access to local amenities and major highways while maintaining the peace and tranquility of rural living.*

## GENERAL INFORMATION

ZONING: AG

ACRES: TOTAL 383 +/-

241 +/- UNDER PIVOT, 17 +/-

ACRES FLOOD IRRIGATED

WATER: TWO IRRIGATION WELLS,

ONE ADDITIONAL CAN BE

DRILLED, FOUR SHARES OF

NORTH POUFRE IRRIGATION

## TAXES & HOA

TAXES: \$3,814/2022

HOA: NONE

The Eastern and middle pivot are irrigated by the two irrigation wells, while the Western Pivot is irrigated from Boxelder Reservoir #2 via 4 shares of North Poudre Irrigation. These irrigation wells also supply Boxelder Reservoir #5, which irrigates the middle pivot. Opportunity to rent or buy additional water as a shareholder of North Poudre Irrigation.



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