

Space Available

49 Acres

Sale Price

\$1,700,000.00
(\$34,693/acre)

LAND FOR SALE - INCLUDES GRAVEL PIT, SINGLE FAMILY HOME, 2 STORAGE SHEDS & EQUIPMENT

- 49 acres of land including lucrative gravel pit, single family home with rental income, two sheds and included equipment (*additional equipment for sale separately- see details below*)
- Excellent location on East side of I-25 with great access to frontage road
- Future mining estimate of 441,000 tons of structural fill, pea gravel, 3/4" rock, 1 1/2" rock, 2" cobble, 3-6" cobble and 3/4" road base



House Size:
2,151 SF

Outbuilding Sizes:
(1) 1,200 SF
(2) 1,200 SF

PROPERTY PHOTOS



PROPERTY DETAILS

Price:	\$1,700,000 (without equipment)
Price/acre:	\$34,693.00
Income Details:	Contact broker for mining income / rental income details
Address:	12691 NE Frontage Road, Wellington, CO
Parcel:	8903000014
Zoning:	O - open
Site Size:	49 acres
House Size:	2,151 SF
Metal Building Size:	Building 1 - 1,200 SF with 14' OH Door Building 2 - 1,200 SF
County:	Larimer
Legal Description:	R IN SE 3-9-68, BEG S 1 22' E 673.5 FT FROM E 1/4 COR, S 89 57' W 1673.42 FT, S 13 44' 35" W 1200.99 FT, N 89 57' E 1986.58 FT, N 1 22' W 1166.67 FT TPOB (CONT 49 AC M/L) (SPLIT FROM 89030-00-002)



EQUIPMENT DETAILS

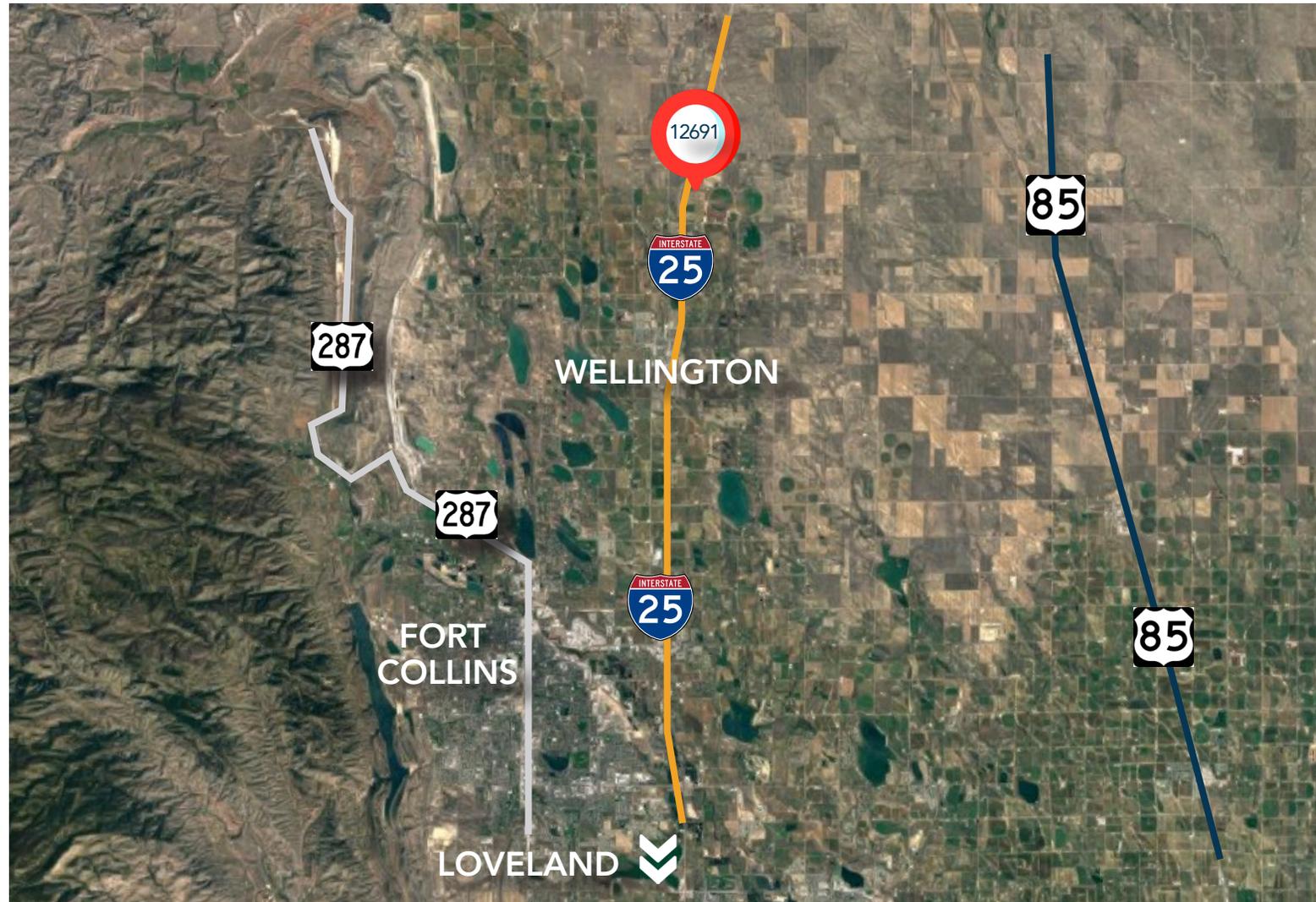
GLACIER ROCK PRICING

	Sale Price
Total Equipment Included in Sale	\$476,000
Glacier Rock Sale Price (land and house)	<u>\$1,700,000</u>
	\$2,176,000

**Contact broker for equipment list and additional details*



REGIONAL MAP



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