

# Land & Water Rights FOR SALE

BOULDER COUNTY, COLORADO



33± acres  
67 Water Units/Shares

**SCHRADER** Real Estate and Auction Company, Inc.  
 950 N Liberty Dr.  
 Columbia City, IN 46725  
 800.451.2709 or 260.244.7606

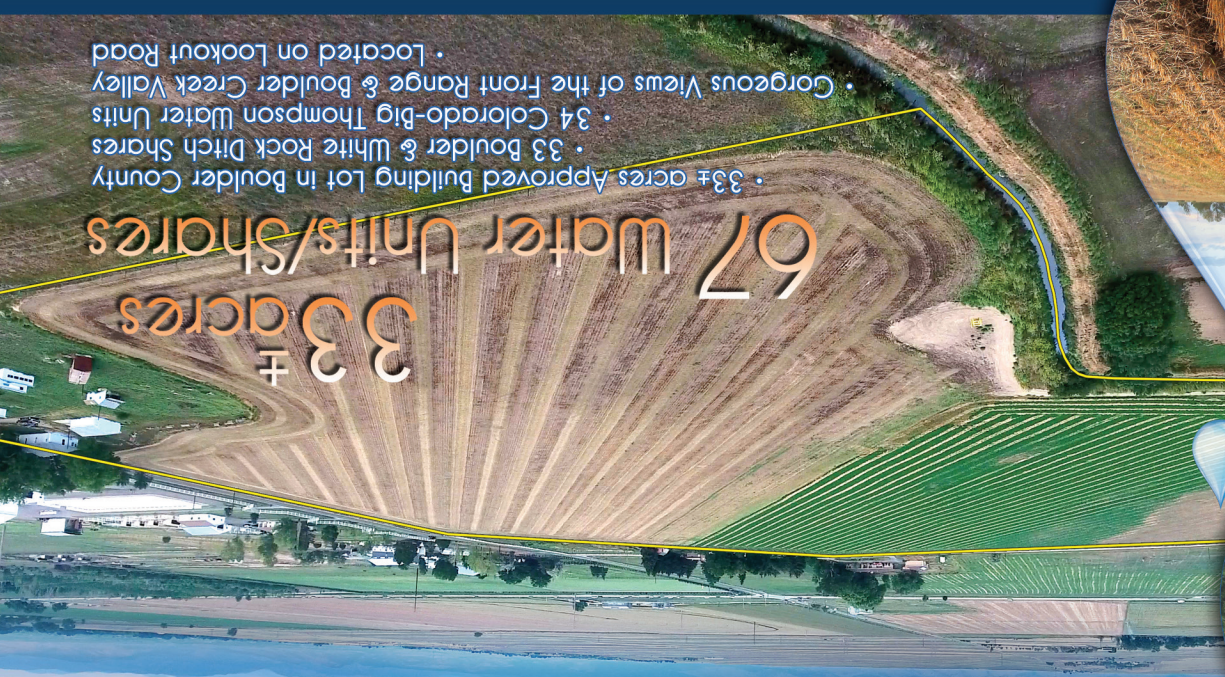
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- 33± acres Approved Building Lot in Boulder County
- 33 Boulder & White Rock Ditch Shares
- 34 Colorado-Big Thompson Water Units
- Gorgeous Views of the Front Range & Boulder Creek Valley
- Located on Lookout Road





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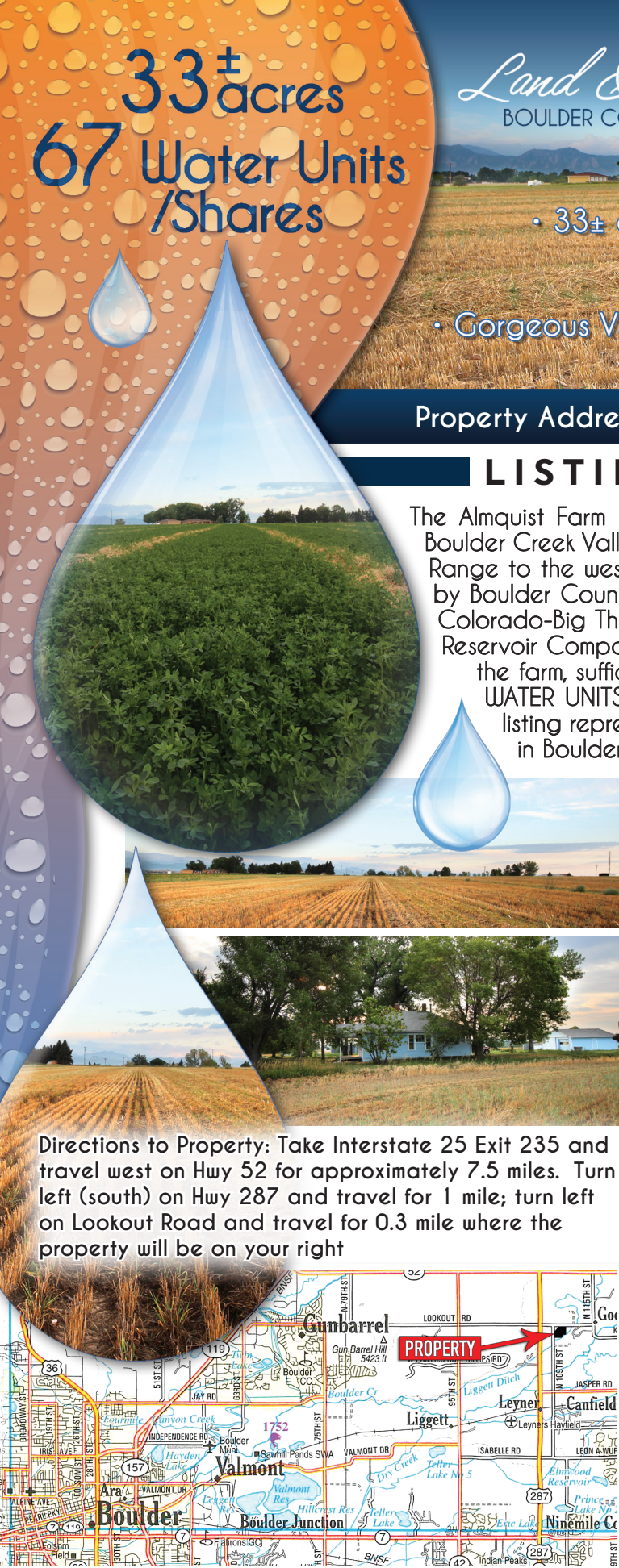
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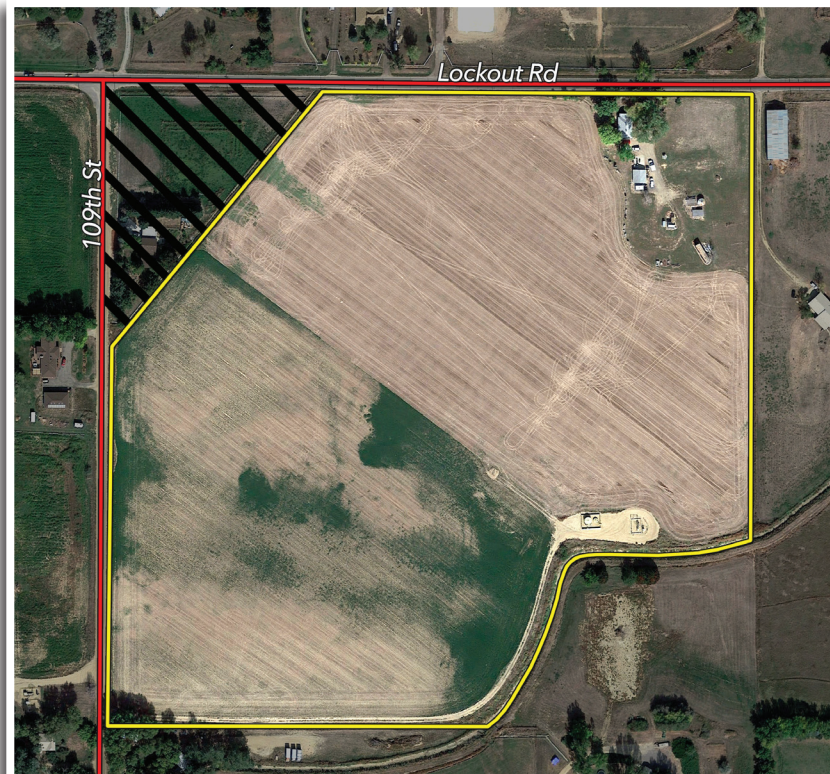
Property Address: 11064 Lookout Road, Longmont, CO 80504.

**LISTING PRICE: \$2,300,000**

The Almquist Farm is situated along a beautiful ridgeline, which overlooks the Boulder Creek Valley to the south while boasting an impressive view of the Front Range to the west. Comprised of 33 +/- acres, the farm has been approved by Boulder County as a potential building lot. Included in the listing are 34 Colorado-Big Thompson Water Units and 33 Boulder & White Rock Ditch and Reservoir Company Shares, which combined provide 81 acre feet of water to the farm, sufficient water to fully irrigate approximately 27 acres. THE CBT WATER UNITS CAN BE PURCHASED WITH THE FARM OR SEPARATELY! This listing represents a truly rare opportunity to acquire a fully irrigated farm in Boulder County.



**Directions to Property:** Take Interstate 25 Exit 235 and travel west on Hwy 52 for approximately 7.5 miles. Turn left (south) on Hwy 287 and travel for 1 mile; turn left on Lookout Road and travel for 0.3 mile where the property will be on your right



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Almquist • BW05B