



Duck River Farm Features

- **Offered at \$680,000**
- **Location: Colorado/Weld County/Longmont**
- **Appr. 400 ft. of frontage of St. Vrain River**
- **25.40 acres**
- **Zoning: Ag**
- **Annual Taxes: \$1,177**
- **Acreage Status: could be flood irrigated with purchase of 1/4 water share of Rural Ditch and development of a ditch**
- **Hunting opportunities: Turkey, Waterfowl & Upland Birds
Duck blind on property**
- **Top & Vegetation: Pasture and River Bottom**
- **Improvements: 2 large shops and parking for 6 cars, shed**
- **1880 sq.ft. home with 2 bedrooms, 2 baths**
- **Stock well on property with number at state awaiting new buyer registration**
- **Ideal Horse Property**