



**Great Opportunity For
Acreage! Near the town of
Wellington with Excellent
Mountain Views!**

PROUDLY MARKETED BY:

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**F & M
REAL ESTATE CO.**



ACREAGE LOTS FOR SALE

Tract 1	5.74 acres	-	\$ 85,000
Tract 2	35.02 acres	-	\$175,000
Tract 3	35.02 acres	-	\$175,000
Tract 4	35.02 acres	-	\$175,000
Tract 5	42.4 acres	-	\$240,000

LOCATED

Take I-25 North of Wellington to the Owl Canyon Exit. Go West 3 Miles to County Road 11. Then North 3 miles to the property.

IMPORTANT FEATURES:

- ⇒ Quiet Peaceful Rural Setting Featuring Excellent Mountain & Foothills Views.
- ⇒ Great Access & Location
- ⇒ Tract 5 includes home, shop and corrals.
- ⇒ Light protective Covenants and HOA

POUDRE R-1 SCHOOL DISTRICT

Elementary : Eyestone
 Junior High: Wellington
 High School: Poudre

UTILITIES:

Water: Northern Colorado Water
 Electric: Poudre Valley REA
 Sewer: Septic System
 Gas: Xcel
 HOA: TBD



