

An aerial photograph of a vast agricultural landscape in Strasburg, Colorado. The central feature is a large, circular center pivot irrigation system, with its concentric wheels creating a series of green rings in the otherwise brown, arid soil. A straight dirt road or canal bisects the circular system. In the background, a small cluster of farm buildings is visible. The horizon is flat and extends to the edge of the frame under a clear blue sky.

Freeman Farms

STRASBURG, COLORADO

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

Freeman Farms

Strasburg, Colorado

±503.6 Acres | Listing Price: \$2,250,000



Freeman Farms is situated 12 miles north of the fast-growing community of Strasburg, Colorado, conveniently located off I-70 and east of Denver. The property spans ±230 acres of irrigated farmland, equipped with two center pivots, currently growing alfalfa and an alfalfa grass hay mix, with successful sales to the local Front Range horse market. The remaining 273 acres consist of dryland farmland, range, and creek bottom, offering potential for hunting, wildlife activities, grazing, and dryland farming.

Freeman Farms combines excellent infrastructure, robust water rights, and a prime location, making it a standout opportunity for those seeking to invest in productive farms and water assets in locations ripe with expansion.

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Water Rights

The Farms' water rights are in the Kiowa-Bijou Designated Ground Water Basin. The irrigation well permit numbers are 9320-FP and 9320-FP-R. Well permit number 9329-FP allows for a maximum gpm of 500 with the right to pump up to 800 acre-feet/year. This well is currently pumping at 500 gpm. Permit number 9320-FP-R is permitted for 1,000 gpm with an allotment of 390 acre-feet/year. The well is currently pumping around 750 gallons per minute.

Irrigation Equipment

In 2022, a new 800 GPM pump, pipe, and wellhead were installed on the large well. This well uses a 40 hp electric motor for power. On the smaller 500 gpm well, a 20 hp electric motor provides power. This well was redrilled in 2008. Pivots include a Valley 10 tower and a Zimmatic seven tower. Each pivot uses a 20 hp booster pump to pressure the sprinkler.



Location

Freeman Farms is 12 miles north of Strasburg, Colorado, a fast-growing community off I-70 and east of Denver. The property is 30 miles east of Brighton, CO, 45 miles northeast of Denver, and 35 miles from Denver International Airport. It is accessed from a well paved road that splits the farm in half.



Farm Operation

The farm is currently operated on ± 230 acres of irrigated acres with two center pivots. Current crops grown on each pivot include alfalfa and an alfalfa grass hay mix. If desired the current owner is interested in continuing operation with a lease back agreement, the current owner has been successful marketing both small and large bales to the local Front Range Horse Market. The balance of the acreage, ± 273 acres, is dryland farmland, range, and creek bottom.





Hunting and Wildlife

Kiowa Creek is a seasonal creek through which wildlife travels. With some habitat improvement dove hunting could be fantastic in this area. The occasional mule deer can be found traveling along the creek bottom.

Property Details

Strasburg, Colorado | ±503.6 Acres

Listing Price: \$2,250,000

Taxes: \$3,942 in 2024

ACREAGE

±503.6 acres

Development potential

Ample water rights

Irrigation equipment

Productive irrigated farm

LOCATION

12 miles north of Strasburg, Colorado

30 miles East of Brighton, Colorado

35 miles to Denver and the Denver

International Airport

WATER RIGHTS

Irrigation well permits: 9320-FP(max gpm 500)
and 9320-FP-R (max gpm 1,000)

CONTACTS

For more information please contact

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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.





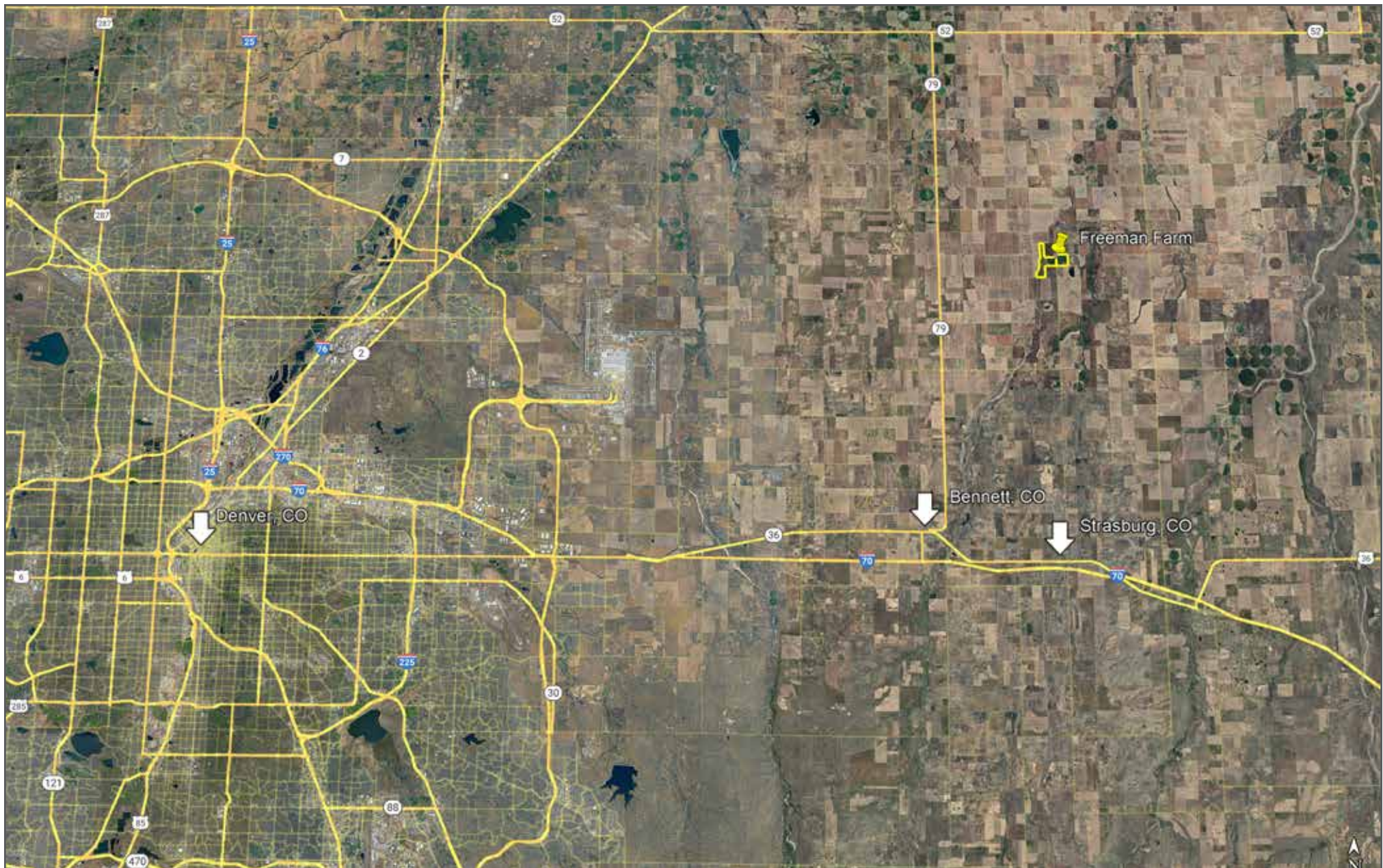
Freeman Farm- Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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Freeman Farm - Location Map

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