

# FOR SALE



## REMARKS:

*Two adjacent building sites. This site is 10 acres (adjacent site to the north is 15 acres). Bounded on the North by the 15 acre site, East by the concrete culvert, West by Botony Lane, and South by land owned by the greenhouse operator. Near Boulder, Longmont, Louisville, and I-25. Amazing back-range views. Property to the west owned by the greenhouse operator. Unusual opportunity for privacy, serenity and convenience. Left Hand water tap included in the purchase price.*

## For Additional Information Contact:

SALLIE L. TAYLOR

**10443 ISABELLE RD.  
Lafayette, CO 80026**

## FOR SALE

Lot Size:	435,600 s.f. 10 acres approx. 664' x 637'
Improvements:	None
Sale Price:	\$700,000
Locale:	Lafayette
Zoning:	Boulder County AG
Grade:	Level
<u>Utilities</u>	
Water:	Left Hand Water tap incl.
Gas/Elec:	Xcel Energy
Sewer:	Septic needed
:	
Water Rights:	None at this time
Ditches:	Leiner Cottonwood, no water rights
School District:	Boulder Valley RE-2 Elem: Lafayette Elem. Middle: Angevine High: Centaurus
Available:	Immediately

Updated 8/17/07

OFFERED BY

**IRWIN & HENDRICK** 

COMMERCIAL AND INVESTMENT REAL ESTATE

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