



LEFT HAND RANCH

Longmont, Colorado

This 70 acre parcel is situated in the prestigious rural Boulder County. There are unobstructed views to the west consisting of the Boulder Foothills with the Indian Peaks Range in the background. To the east a scenic view of Haystack Mountain. The great Colorado sunrises and sunsets await you. The Lefthand Creek runs year round along the south edge of the entire property line. Located just minutes between Boulder and Longmont, Colorado, the ranch has easy access year round. The acreage is currently planted in a grass mix, which is irrigated and has been well maintained. The current owner produced over 8,000 bales of quality horse hay in 2008. This site is idea for a small farm, equestrian ranch or a luxurious rural retreat. The Lefthand Creek flows year round through the

property. Ownership of the water rights sell with the property and provides irrigation to the current hay crop. City Water supply is available from Left Hand

Water district. All utilities are available at the street for building. The 70 acres has been surveyed for two 35 acre parcels, each having the Lefthand Creek on the south border. There is adjoining acreage available with this property that backs up to Open Space.

Offered for \$3,395,000

CONTACT: KAREN CLAYCOMB

MASON @ MORSE
RANCH COMPANY

214 8th Street Suite 100 Glenwood Springs, CO 81601

(877) 207-9700 karen@ranchland.com

www.ranchland.com

