



HAGLER SOLAR & EQUESTRIAN PROPERTY

FORT LUPTON, COLORADO | 78 ACRES | \$1,495,000

Located just east of Del Camino with paved-road access along Firestone Boulevard / Weld County Road 24, this exceptional Weld County property captures the essence of Colorado's western lifestyle—open skies, panoramic mountain views, and all the improvements needed for horses, livestock, or an income-producing agricultural or equestrian base. The land is ag-zoned with no covenants, HOA, or metro district, offering flexibility for continued agricultural use, equestrian operation, or future development potential. Perfectly positioned between Denver, Boulder, and Fort Collins, and within minutes of Highway 85 and I-25, the property combines peaceful country living with convenient access to the Front Range corridor.

A 60-acre solar lease is in place and under planning for future development—offering long-term passive income while preserving the property's open-land character. The combination of renewable-energy revenue and agricultural use creates a rare opportunity for both sustainable cash flow and land appreciation within one holding.



LOCATION

Just six miles east of I-25 along Firestone Boulevard / County Road 24, this property sits close to everything yet feels a world away. Paved-road access and easy connections to Highway 85 and I-25 make travel simple, but once you arrive, it's all open country and mountain views. From the homesite, your eyes sweep west across the pasture to the snow-dusted Rockies—a timeless Front Range horizon.

IMPROVEMENTS

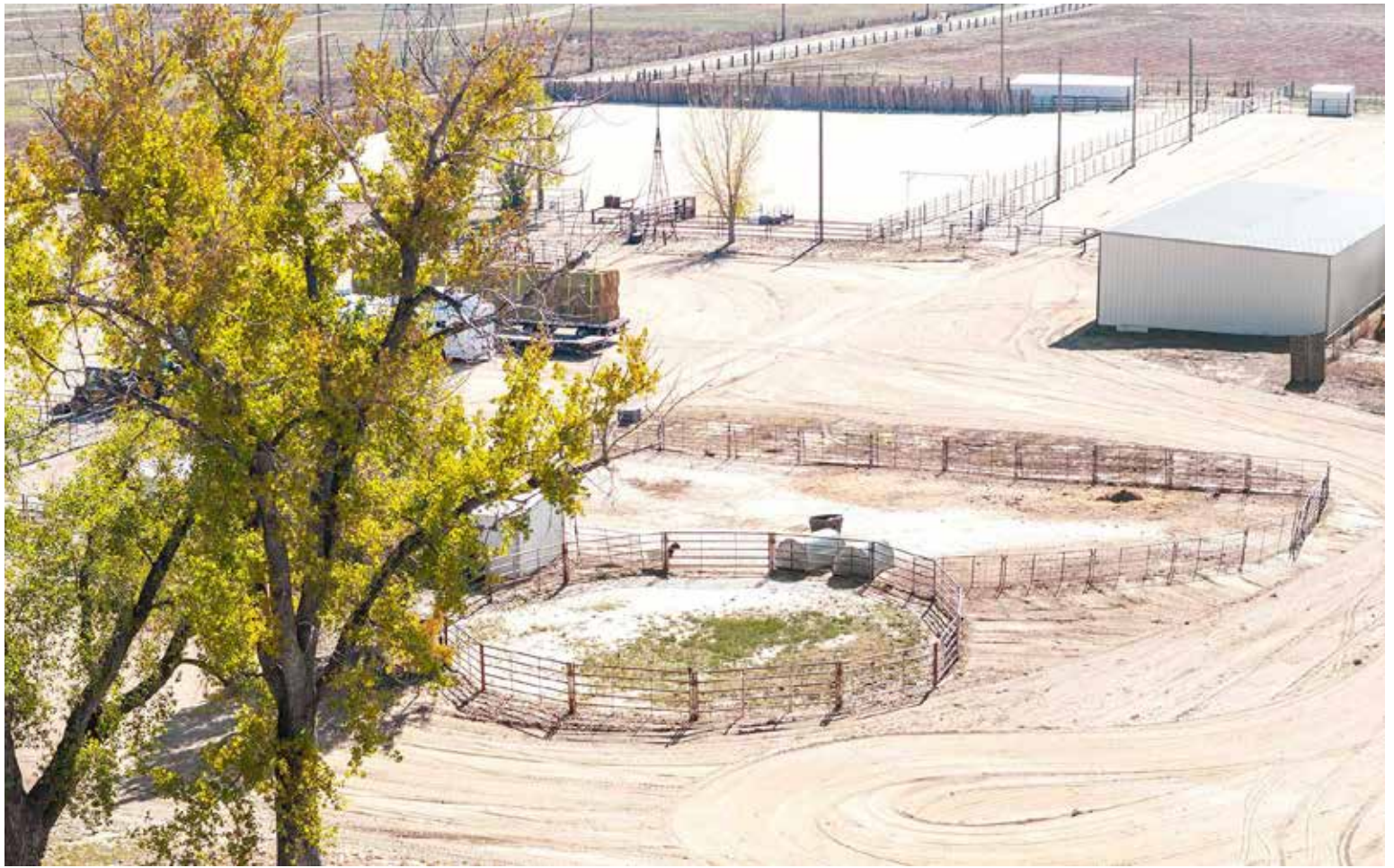
The property is well-equipped for both equestrian and livestock use. A 200' × 300' sandy roping arena with a return alley provides an ideal training and competition surface—renowned for excellent drainage and ride-ability even after a heavy rain. A well-constructed round pen, approximately 60 feet in diameter, offers additional space for training, groundwork, or exercising horses.

There are six loafing sheds — one 12' × 40', three 12' × 24', and two 12' × 12' — strategically positioned as livestock shelters serviced by five automatic waterers.

A spacious 40' × 100' × 16' open-faced outbuilding with a 5' overhang serves multiple purposes—hay storage, RV or trailer parking, and heavy-equipment coverage. The 2001 Lancaster 3-bedroom, 2-bath manufactured home (approximately 1,169 sq ft) has been tastefully remodeled to blend comfort and practicality, featuring open living spaces with a massive 9' × 5' granite center island as focal point, shiplap and board and batten interior wall finishes, and a metal roof for long-term durability.

Utility infrastructure includes two Central Weld County Water District taps, an on-site wastewater treatment (septic) system, United Power electrical service, and a 1,000-gallon owned propane tank conveying with the property.

















JASON LEGLER

970-978-1559

jason@ranchland.com

www.ranchland.com

RANCH@COMPANY
REAL ESTATE BROKERAGE & AUCTION SERVICES

* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

** A division of Mason & Morse Ranch Co., LLC.