





## Property Summary

Price:	\$2,900,000
Lot Size:	72.41 Acres
County:	Boulder
Tax ID:	R0031069
Property Taxes:	\$2,763.46

## Property Overview

Approximately 72.4 acres of ground near Colorado Tech Center, Downtown Louisville and E-470 that has a Conservation Easement on it. The property is subject to an IGA (Intergovernmental Agreement) and perfect for someone looking to have their own small farming operation close to the amenities of town. There is an existing IGA that designates this property as "Rural Preservation Area". See Section 3 of the IGA of for annexation details and Section 3 of Exhibit A of the IGA for development limitations. It appears unlikely that annexation in Louisville would be possible.

No commercial/retail/industrial/residential developments would be allowed on the property.

## Legal Description

N 1/2 NW 1/4 LESS RR & LESS NLY STRIP E OF C & S RR 35 X 1192 FT PER REC # 588954 & LESS NLY STRIP W OF C & S RR PER REC # 2580545 21-1S-69