



Property Facts

Former Eaton Elementary School Site

Eaton, Colorado

Legal Description & Acres:

Block 41, Town of Eaton, Colorado
Being a part of Section 31, Township 7 North,
Range 65 West of the 6th PM.

Location/Address: 25 Cheyenne Avenue

Bounded by the following Streets:

Collins to the south,
1st Street to the north,
Cheyenne to the west,
Maple to the east.

Zoning: PUD

Utilities:

Domestic Water: Town of Eaton. Includes an existing two inch (2") tap together with 1.26 acre foot raw water allotment.

Electric: Xcel Power

Sewer: Town of Eaton

Existing sewer tap is located on the subject property

Irrigation Well: The irrigation well located on the subject property is owned by the Town of Eaton. Ownership of the well will not transfer to new owners. Future use of the well will be subject to a separate agreement with the town.

A temporary augmentation plan is currently in place. The Town is currently waiting on approval of a final Augmentation plan.

Eaton Well No. 2A

Permit No. 42584-F Amount: 100 g.p.m. +/-

Case No. 2023CW3138

Use: Irrigation of approximately 1.2 acres

Improvements: None/Vacant Land

Mineral Rights: Reserved

Title Commitment: Seller to provide Property Title Insurance for the purchase amount from Stewart Title, Greeley.

Special Features/Comments:

Rare opportunity to acquire a larger infill parcel of prime real estate ready for development.