

FOR SALE

# GADDIS FARM

18547 COUNTY ROAD 13, JOHNSTOWN, CO



**311.45 Acres | \$14,000,000**  
Includes Substantial Water Rights



**CUSHMAN &  
WAKEFIELD**



UREALTY COMMERCIAL



# PROPERTY OVERVIEW

Gaddis Farm presents a rare opportunity to acquire approximately 311.45 acres of highly desirable agricultural and investment land in the growing Northern Colorado market. Located at 18547 County Road 13, Johnstown, Colorado, this expansive property consists of three contiguous parcels being offered together, creating a large-scale holding with exceptional utility and long-term potential. The property is enhanced by valuable water assets, including 85 Colorado-Big Thompson (CBT) units, 3 shares of Highland Ditch Company stock, 8 shares of Farmers Extension Ditch, and access to the Akers Tarr Reservoir, which provides additional irrigation capacity during strong water years. With two Little Thompson water taps and a strategic location near major growth corridors, Gaddis Farm offers a unique combination of agricultural productivity, water resources, and future value potential.

**Offered at: \$14,000,000 | 311.45 Acres | Johnstown, Colorado**

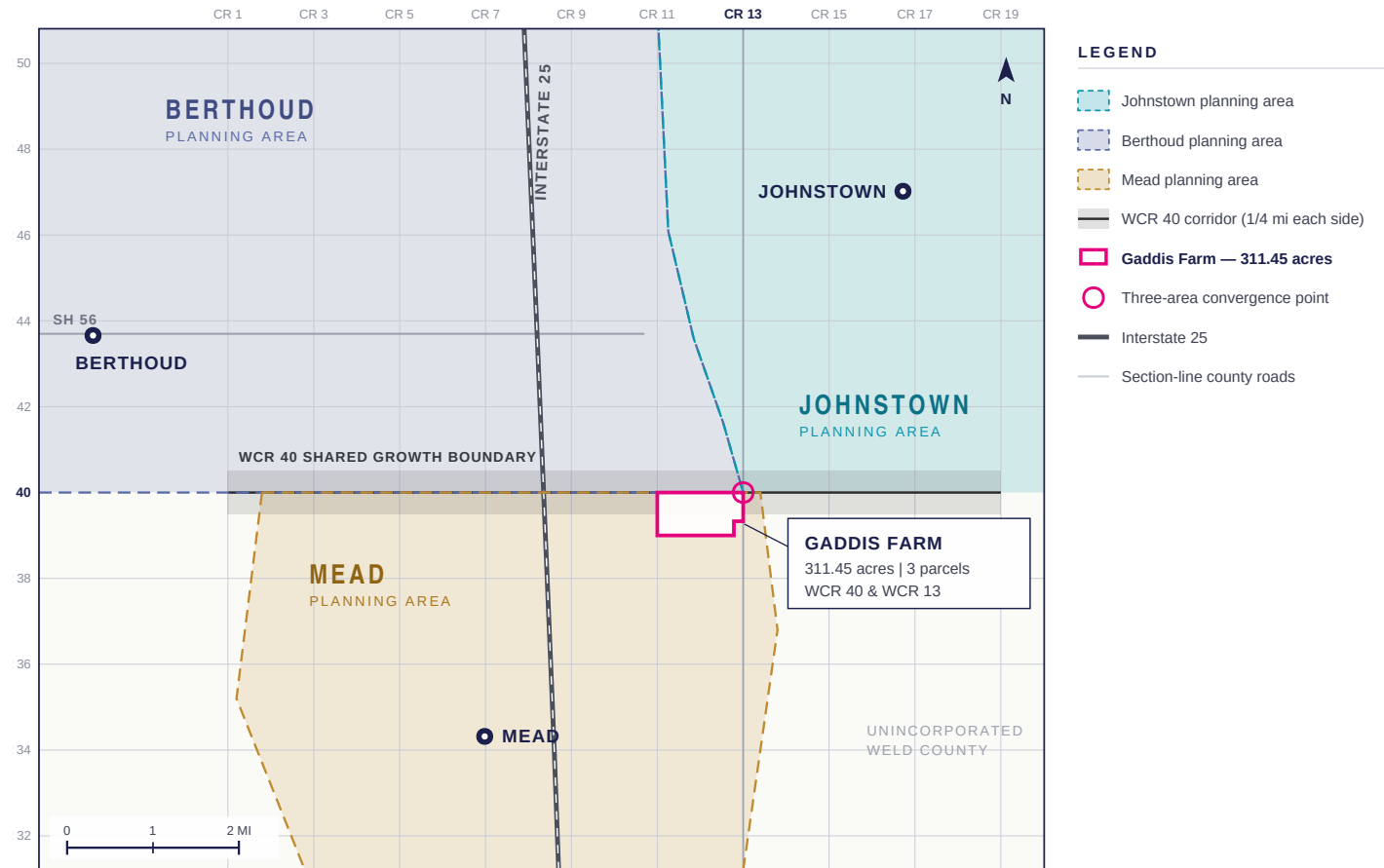
# PROPERTY HIGHLIGHTS

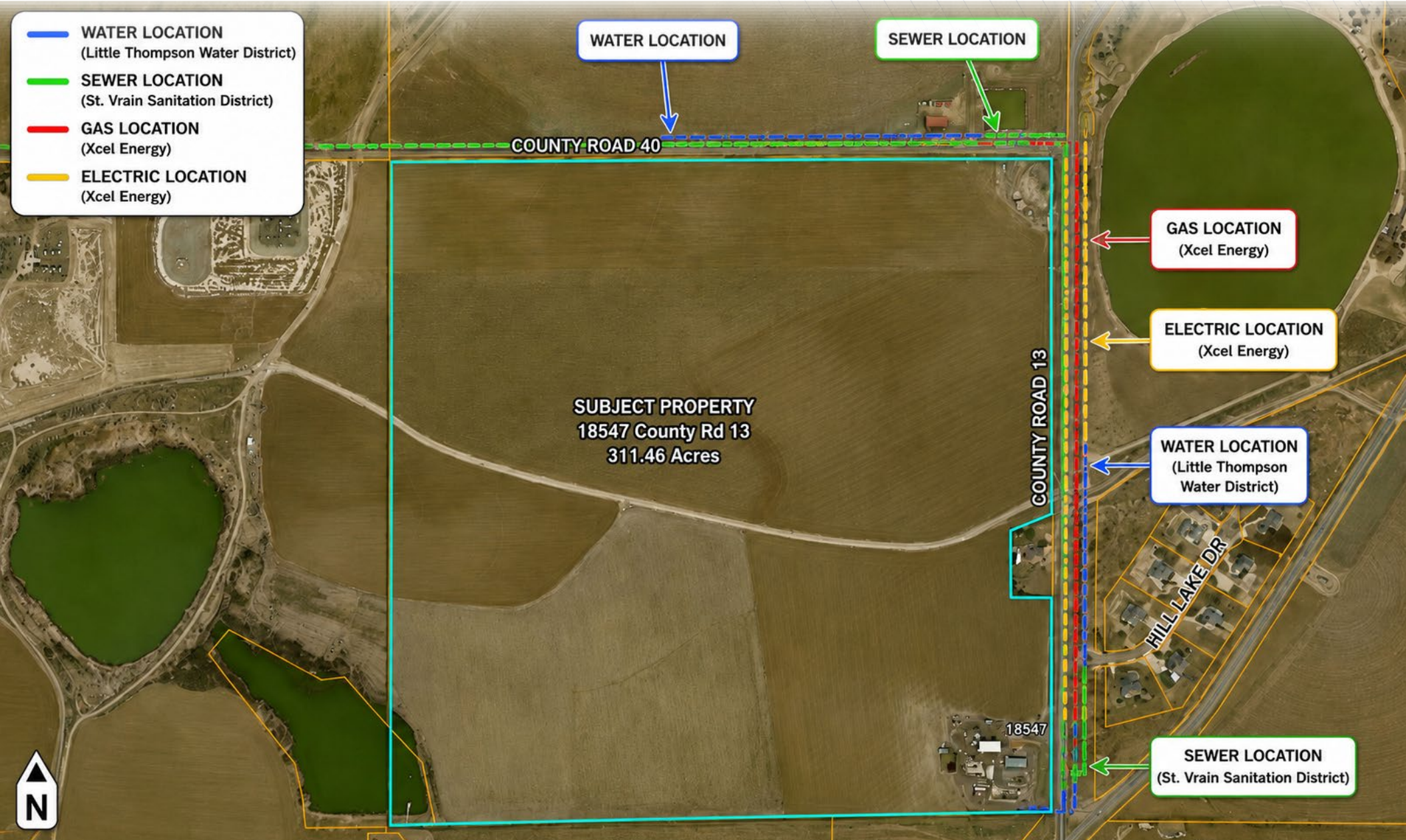
|                         |                                                                                                                                                                                                                                                         |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Price              | \$14,000,000                                                                                                                                                                                                                                            |
| Total Land Size         | 311.45 Acres                                                                                                                                                                                                                                            |
| Water Taps              | 2 - Little Thompson                                                                                                                                                                                                                                     |
| Zoning                  | AG (Agricultural Zoning)<br><a href="#">Weld County Zone Districts</a>                                                                                                                                                                                  |
| Site Survey             | <a href="#">Click to View Survey</a>                                                                                                                                                                                                                    |
| Colorado - Big Thompson | 85 units of Colorado-Big Thompson (CBT)<br>Project Water included                                                                                                                                                                                       |
| Highland Ditch Company  | 3 shares of Capital Stock included                                                                                                                                                                                                                      |
| Farmers Extension Ditch | 8 Shares of Farmers Extension Ditch included                                                                                                                                                                                                            |
| Akers Tarr Reservoir    | Akers Tarr Reservoir provides additional value and utility to the property. The reservoir supports irrigation operations and can be filled to state-approved levels during strong water years, offering a valuable water resource for agricultural use. |
| Parcel Numbers          | 106136000028, 106136000067,<br>106136000066                                                                                                                                                                                                             |



# PLANNING AREAS

The property is strategically located along the Weld County Road 40 corridor at the convergence of the Berthoud, Johnstown, and Mead growth areas. In 2025, Berthoud and Mead formalized an intergovernmental agreement establishing a shared growth boundary and framework for coordinated long-term planning, development review, and infrastructure considerations within the corridor. This regional collaboration highlights the area's significance as a future growth corridor and enhances the property's long-term development potential.





# JOHNSTOWN OVERVIEW

## NATIONAL LEADER IN JOB & POPULATION GROWTH

One of the fastest-growing metros in the U.S., Northern Colorado's population is forecasted to add nearly 73,000 residents over the next five years, at a growth rate that is more than triple the national average. A projected job growth rate of 8.5% over the same time period outpaces all other Colorado metro areas and most other U.S. metros.

## JOHNSTOWN - A GROWING HUB

Today, Johnstown stands as a burgeoning center of retail and commercial advancement. The town is strategically positioned in Northern Colorado, making it an attractive location for businesses and developers. New retail centers, commercial enterprises, and housing developments are springing up, fueling economic growth and providing ample opportunities for residents and newcomers alike.

Johnstown is one of the fastest growing and most sought-after towns in Northern Colorado, boasting an average household income of \$151,725 and average home sale price of \$590,300.

## COMMITMENT TO COMMUNITY

Johnstown is a community-oriented town where the well-being of residents is a top priority. This commitment is evident in the town's efforts to maintain a high quality of life through well-planned infrastructure, recreational facilities, and community programs. The local government works tirelessly to ensure that the needs and concerns of its citizens are met, fostering an environment where everyone feels valued and heard.

Source: <https://johnstownco.gov/>

## JOHNSTOWN 2026 DEMOGRAPHICS



**24,714**  
POPULATION



**36.8**  
MEDIAN AGE



**8,950**  
HOUSEHOLDS



**\$166,586**  
AVERAGE HOUSEHOLD INCOME



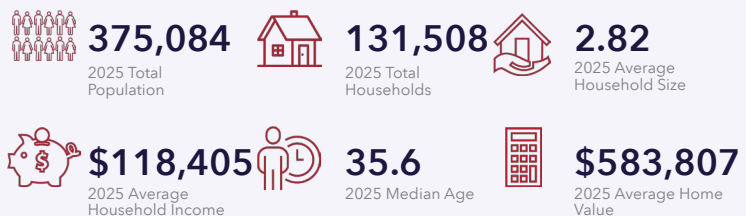
**415**  
TOTAL BUSINESSES



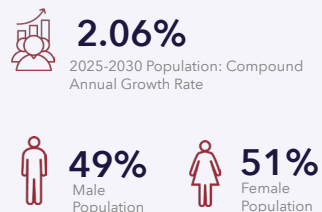
**12,139**  
FUTURE LOTS

# WELD COUNTY DEMOGRAPHICS

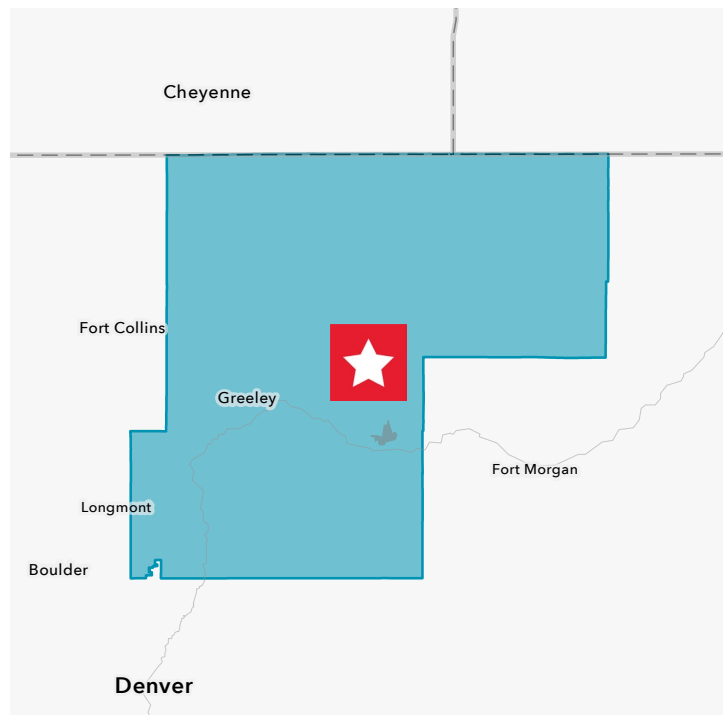
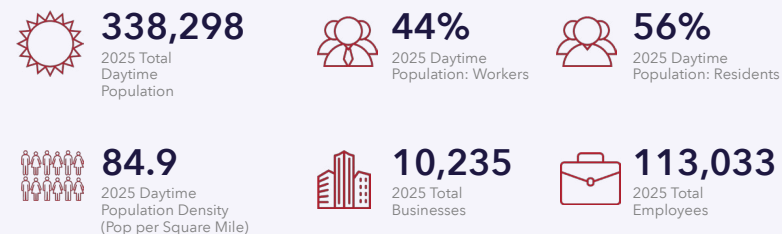
## HOUSEHOLDS



## POPULATION



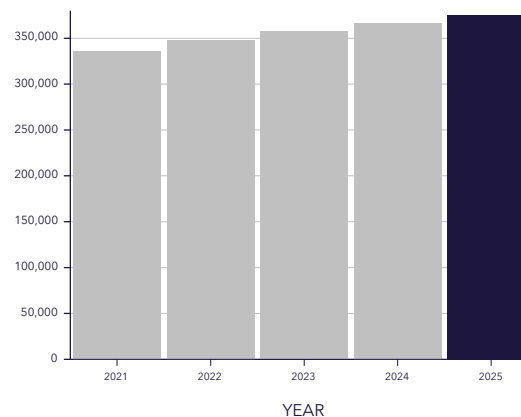
## EMPLOYMENT



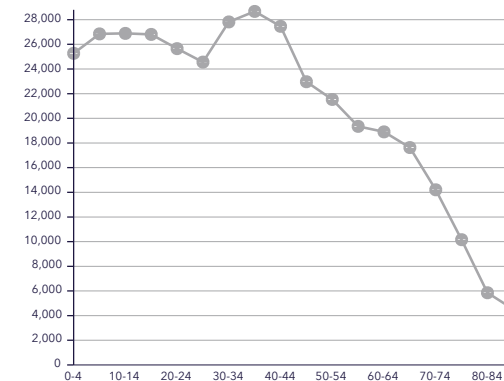
## EDUCATIONAL ATTAINMENT



## POPULATION TIME SERIES 2021-2025



## POPULATION BY AGE GROUP



# THRIVING HUB FOR TECH, BIOTECH AND MANUFACTURING



Centrally located in Northern Colorado with proximity to employment centers including Fort Collins, Loveland, and Greeley, the Property is at the epicenter of an emerging hub for tech, biotech, and advanced manufacturing.

The region's diversified economy is home to Fortune 500 corporations such as Intel, Hewlett Packard, Broadcom, and Agilent Technologies.

## MAJOR EMPLOYERS IN NORTHERN COLORADO

|                                                                                                                                                                    |                                                                                                                                                           |                                                                                                                                                                       |                                                                                                                                                                   |                                                                                                                                                      |                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>ADVANCED ENERGY</b><br>Energy/Manufacturing<br>Fort Collins                | <br><b>AGILENT TECHNOLOGIES</b><br>Technology<br>Loveland                | <br><b>ANHEUSER-BUSCH</b><br>Manufacturing/Beverage<br>Fort Collins                  | <br><b>BANNER HEALTH</b><br>Healthcare<br>Greeley, Loveland                    | <br><b>BROADCOM</b><br>Technology/Manufacturing<br>Fort Collins   | <br><b>CHEVRON (NOBLE ENERGY)</b><br>Energy<br>Greeley              |
| <br><b>COLORADO STATE UNIVERSITY</b><br>Higher Education/Research<br>Fort Collins | <br><b>CONSTANT CONTACT</b><br>Technology<br>Loveland                    | <br><b>HACH COMPANY</b><br>Manufacturing<br>Loveland                                 | <br><b>HALLIBURTON</b><br>Energy<br>Fort Lupton                                | <br><b>HESKA CORPORATION</b><br>Biotechnology<br>Loveland         | <br><b>HEWLETT PACKARD ENTERPRISE</b><br>Technology<br>Fort Collins |
| <br><b>INTEL</b><br>Technology<br>Fort Collins                                  | <br><b>NOOSA</b><br>Manufacturing/Food<br>Fort Collins                 | <br><b>NORDSON MEDICAL</b><br>Biotechnology<br>Loveland                            | <br><b>OCCIDENTAL PETROLEUM (ANDARKO PETROLEUM)</b><br>Energy<br>Fort Lupton | <br><b>OTTERBOX</b><br>Technology/Manufacturing<br>Fort Collins | <br><b>SCHEELS</b><br>Retail<br>Johnstown                         |
| <br><b>TOLMAR</b><br>Biotechnology<br>Fort Collins                              | <br><b>UNIVERSITY OF COLORADO HEALTH</b><br>Healthcare<br>Fort Collins | <br><b>UNIVERSITY OF NORTHERN COLORADO</b><br>Higher Education/Research<br>Greeley | <br><b>VESTAS</b><br>Manufacturing<br>Fort Collins                           | <br><b>WATERPIK</b><br>Manufacturing<br>Fort Collins            | <br><b>WOODWARD</b><br>Manufacturing/Aerospace<br>Fort Collins    |



# SURROUNDING AMENITIES

# 311.45 AC FOR SALE

18547 COUNTY ROAD 13, JOHNSTOWN, CO

257

60

25

56

287

18547 CR 13

For more information, please contact:

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