

FULLY OPERATIONAL FARM

21550 Hanover Road

Colorado Springs, CO 80928

Exclusive Offering Memorandum



Presented by



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VIP
Commercial
Real Estate

Acquisition Summary

This 160 acre fully operational farm, approximately 40 minutes from downtown Colorado Springs, is turn-key and has almost everything you could possibly need to commence operations! The sale includes 3 homes on the property (one completed in 2025), over 36,000 SF of greenhouse space constructed 2019 with LED lighting, and an extensive list of included equipment.

Property Address: 21550 Hanover Road Colorado Spring, CO

Lot Size: 160 Acres

Asking Price For Farm and Listed Equipment: \$1,900,000 *Seller Financing Available*

Performance

- 120+ Farmable Acres
- Farm attained “certified organic” status in the past 2 years
- Last crop farmed 2 years ago, certified organic

Additional Benefit

- Property located in the Pikes Peak Enterprise Zone, qualifying the owner to receive substantial tax credits for various business development activities!
 - Learn more here: <https://admin.elpasoco.com/economic-development/business-incentives/pikes-peak-enterprise-zone/>
- Mineral & Water Rights Included



Inclusion List

- 3 Homes:
 - **Cottage:** 1 Bed, 1 Bath - 510sf
 - **Farm House:** 3 Bed, 2 Bath - 2,620sf
 - **New Manufactured Home:** 4 Bed, 3 Bath - 2,280sf, completed January 2025
- Over 36,000SF of Greenhouse completed in 2019 with LED lighting
- 20,000SF 5 year old pole barn
- Large steel hay barn
- Small steel sided hay barn
- Steel building garage/work shop
- 4 Storage sheds
- Chicken coop
- Fenced garden area
- 1 steel silo/storage building
- Center pivot and drip irrigation for cultivation. Refer to map for details and optional configurations
- 2 New well pumps
 - New irrigation well pump - 1 season of use
 - New domestic water well pump for homes & barns (limited AG)



Water

- Irrigation well water shares through AGRA (Formerly CWPDA)
- Houses & Barn = domestic / limited AG well

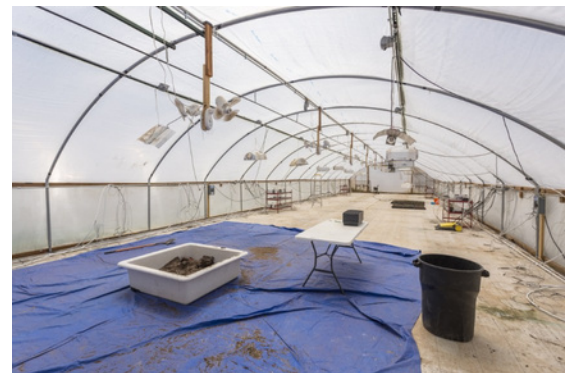
Equipment

- 1976 Alice Chalmers 7040 Tractor (also a non-working 7080 for parts)
- Versatile Swather
- 2 Billy Goat Brush Mowers
- Wegele Riding BrushMower
- Hillside Row Cultivator
- Wheel Planter
- Drip Irrigation Row Maker
- Drip Irrigation Row Remover
- 14 Ft. Tandem Disc Cultipacker
- Case skidster - negotiable
- Mechanical Transplanter
- Ripper
- 10 Ft. Disc
- Pneumatic Seeder for putting seed in seedling trays for seedling production - Negotiable (Not on site - could return)
- 2 Large Air Compressors
- Pallet Scale
- Hinecker Cultivator - Not on site, could return



Miscellaneous

- 3 campers for seasonal workers
- Large supply of seedling/ clone trays
- Large supply of Super Sacks
- Large supply of miscellaneous irrigation supplies, miscellaneous repair parts, and farm supplies.
- Newly upgraded electric service to homes and two new services added for pole barn, workshop, and greenhouses
- Internet available to new pole barn and all 3 homes
- 6 frost free water hydrants around the property



New irrigation system to greenhouses **complete** with Dosatron for injecting nutrients and insulation wrapped to regulate water temperature to plants during winter months

**Favorable owner carry terms available



Additional Pictures

New 4 Bed x 3 Bath Manufactured Home
Complete 2025



New Paint On Two Original Homes



Maps

