

Commercial Property close to Fort Morgan, CO



Annexation in to the City of Fort Morgan possible
\$20,000/acre smaller parcels
--OR--
\$18,000/acre in one parcel
88.094 acres m/l

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Description: 88.094 acres m/l of commercial property; can be sold in separate parcels or sold as one piece. The property may be annexed into the City of Fort Morgan.

Area Businesses: Join successful businesses such as: Ace Hardware, Family Dollar, Affiliated Credit Services, Dollar General, Salud Clinic, Sherman Elementary School, City of Fort Morgan Police Department, Morgan County Sheriffs Department, Morgan County Combined Courts, Morgan County Department of Human Services.

Legal Description: Call listing office

Location: Vacant land located between HWY 34 and Rail Road Ave, some land is along Sherman St.

Driving Directions: I-76 to exit 80 (Main St.) south to Platte Ave. (HWY 34). Take Platte Ave east, property is on the east side of HWY 34.

Price: \$20,000/ac in smaller parcels – raw land price
\$18,000/ac as one development – raw land price

Zoning: Agricultural; Commercial

2009 Taxes: \$576.00

Lot Size: 88.094 acres m/l

Utilities: City of Fort Morgan utilities with Annexation *OR* Well *OR* Quality Water, Septic.



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