



## **High Plains Homestead & Grow, Pueblo County, Colorado, 43.00 Acres**

**\$399,000**

- Agriculture, House, Income producing, Upland Bird, Wildlife Viewing

### **Turn-Key Grow & Residential Property on 43.84 Acres – Boone, Colorado**

Great opportunity to own a fully improved home and licensed Tier-1 grow facility in Pueblo County. This is a prime location just 1 mile off of paved Hwy-50 and only a 15 minute drive to the city of Pueblo. The barn is built on a concrete foundation and serviced with cistern water storage plumbed in. Three separate rooms (equipped with a total of 30 LED lights, 50+ fans, and multiple dehumidifiers). Two bathrooms, an office, and storage space with a 12' overhead door. The building has its own septic system separate from the house. 3-phase power service to both pole barn and the greenhouse. An HVAC system which provide 15 tons of cooling per room. Situated on 43.84 acres just one mile off Hwy-50, this property combines comfortable country living with a fully operational agricultural/commercial setup. Fantastic chance for a licensed grower looking to expand or entrepreneurs wanting to enter the industry at a lower cost. Also, buyers seeking a rural home with improvements which provide storage, workshop use, or agricultural applications.

The standout feature is the **7,500 sq. ft. metal pole barn**, finished in 2019 and built to code with a certificate of occupancy. This impressive facility includes:

- Three fully equipped grow rooms with LED lighting, fans, and dehumidifiers
- 13 AC units delivering 15 tons of cooling per room
- Office, storage, and 2 bathrooms
- 3-phase power and a newly installed septic system
- Security system with cameras inside and out
- Fenced perimeter with barbed wire for additional security

All existing grow-related equipment conveys with the sale, making this a true **turn-key operation**. In addition, there is an

oversized greenhouse on site with its own 3-phase power box, ready to be restored for expanded production. Whether you're an established operator looking to expand or an entrepreneur entering the industry, this property offers significant infrastructure at a fraction of replacement cost. For those seeking more traditional use, the improvements also make for excellent workshop, storage, or agricultural applications.

Property Highlights:

- 43.84 acres with great access near Boone, CO
- 3 bed / 2 bath manufactured home on permanent foundation
- Detached 2-car garage
- 7,500 sq. ft. metal building (Tier-1 grow facility)
- Greenhouse with dedicated power
- Domestic water via Avondale Pipeline + 2 septic systems
- Fully fenced with security systems in place

Main Info

- Street Address : 2797 59th Lane
- Lot Size Acres : 43.00 Acres
- Postal / Zip Code : 81025
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 1100001005
- County : Pueblo
- Closest City : Boone

Home Info

- Year Built : 1997
- Building Features : Shop, Outbuildings, Other Storage, Hay Shed, Greenhouse, Garage, Feed Storage, Barn
- Square Feet Main House : 2996 square feet
- Baths : 2
- Bedrooms : 3
- Elevation : 4,450 ft

The **residence** is a manufactured home on a permanent foundation with an unfinished basement. 1,498 sq ft above grade and an additional 1,498 sq ft in the unfinished basement. Inside, you'll find a spacious kitchen with all appliances included, forced air heating and central AC, plus a large master suite with a jetted tub, double vanity, and separate shower. A detached 2-car garage provides parking, storage, or workshop space. Domestic water is supplied via the Avondale Pipeline—no well needed. The home offers stucco siding, metal roof, its own septic system, and domestic water through the Avondale Pipeline (no well required). Inside, you'll find a large kitchen with all appliances included, a master suite with a jetted tub, double vanity, and separate shower, plus central forced-air heating and air conditioning. A detached 2-car garage sits adjacent to the home.

Taxes

Tax Year : 2024

Estimated Taxes per year are \$12,076.00

Use can be reclassified with the County to lower tax burden.

Broker Info



**Cody Switzer**

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Cody is a seasoned land broker with deep roots in the Colorado land market. Growing up immersed in the land business, he has developed extensive knowledge of mountain, recreational, and ranch properties, making him a trusted guide for clients seeking their ideal piece of Colorado. An avid outdoorsman, he enjoys fly fishing, backpacking, skiing, and snowboarding, embracing the same landscapes that inspire his work. His passion for the outdoors translates into a genuine commitment to helping clients find properties that can be enjoyed for generations to come. As a proud member of the Pikes Peak Association of Realtors, he combines professional expertise with local insight to deliver a seamless and rewarding real estate experience. Whether you're buying or selling land, he's dedicated to helping you achieve your goals in the beautiful state of Colorado.

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