

Thayer Farm Property Divestment

Presented to Greeley City Council

By Greeley Water & Sewer Department

July 19, 2022

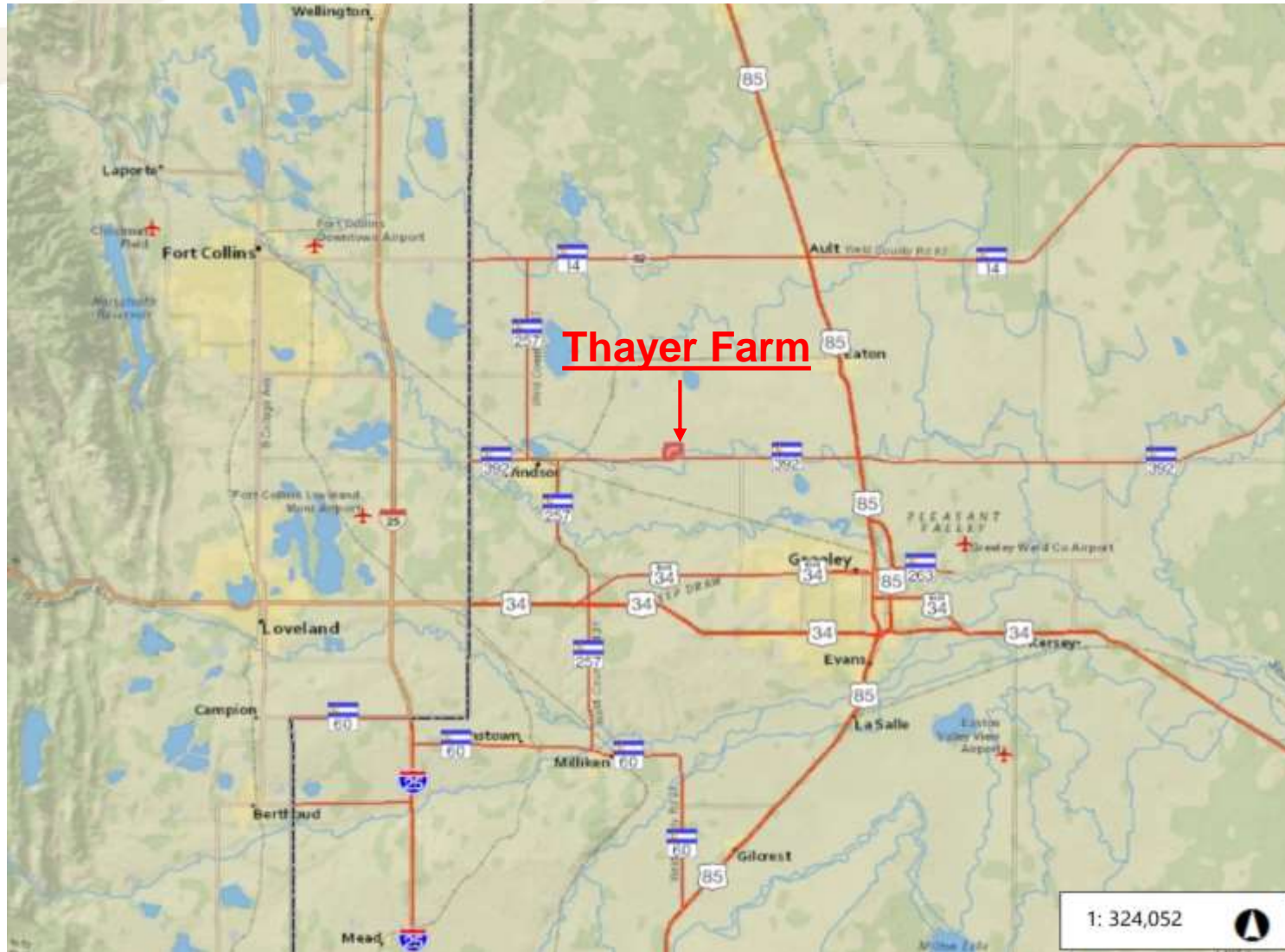


Thayer Farm



- **Thayer Farm:**
 - 131+/- acres
 - Weld County
 - Sale Price:
 - \$1,400,000.00

Thayer Farm Property Location



Thayer Farm Property Divestment

- Purchased in 2019 as part of a water rights acquisition
 - Three shares of Larimer and Weld Irrigation (LWIC) and four shares of Windsor Reservoir and Canal Company (WRCC)
- Proposed divestment of dry land (water retained)
- 2019 appraisal price – \$9,500 per acre
- Current offer from LTS Performance Horses LLC – \$10,600 per acre
 - Value aligns with comparables
 - \$1,400,000 for 131 +/- acres



Thayer Farm Property Divestment

- \$15,000 earnest money
- 5% brokerage commission
- Buyer pays for most diligence, Greeley pays for title commitment
- City obtains dry-up and revegetation covenants
- Leaseback (3 shares of LWIC and 4 shares of WRCC)
 - One year lease, with option to renew annually for four additional years



Benefits

- Benefits of divestment:
 - Water rights retained
 - Reduces maintenance overhead
 - Could seek to re-appropriate sale proceeds for additional water acquisition



Recommendation

Staff recommends introducing the ordinance to divest the Thayer Farm and scheduling a public hearing and final reading for August 2, 2022.

Note: On June 15, 2022, the Greeley Water and Sewer Board approved the sale agreement and recommended to City Council the authorization for the sale of the Thayer Farm Property.





Questions?

