

IRRIGATION WATER

7922 Meadowlake Road · Niwot, Colorado 80503

An abundant, ditch-fed irrigation supply — in 2025 this property used less than a third of the water available to it.

~879,800

GALLONS

2025 irrigation allocation (2.70 acre-feet)

290,000

GALLONS

Actually used in 2025

~590,000

GALLONS

Unused — roughly two-thirds in reserve

WHERE THE WATER COMES FROM

The property is served by irrigation water from the Boulder Left Hand (BLH) ditch, delivered through the Hillside Estates Irrigation Company — an established shareholder group whose allocations are tracked and reported each season. This home holds a 2.70 acre-foot share of that supply.

HOW MUCH WATER IS AVAILABLE

For the 2025 season, the property's 2.70 acre-foot share equaled approximately 879,800 gallons of irrigation water (at the 2025 BLH quota of 90%). The sellers used 290,000 gallons over the year — leaving roughly 590,000 gallons, about two-thirds of the allocation, unused. In the sellers' words, there is "plenty available for this property."

RELIABLE, SEASONAL DELIVERY

Ditch water flows during the irrigation season. In 2025 the ditch began flowing on May 16th — timing the sellers describe as normal for the system.

WHAT A BUYER SHOULD KNOW

Irrigation allocations are set by an annual quota and can vary from year to year with snowpack and water conditions; the 2026 allocation had not yet been published as of the sellers' latest update and may differ from 2025. A buyer should confirm the current allocation, quota, and the transfer of any water rights or shares with the Hillside Estates Irrigation Company and through title and escrow before closing.

Figures provided by the seller from 2025 Hillside Estates Irrigation Company / Boulder Left Hand ditch allocation records. Provided for informational purposes as a convenience to prospective buyers. This is not a guarantee of future water availability or a legal representation of water rights; buyers should independently verify all figures and rights.