

The apiary is yours to keep, pass on, or pass up.

7922 Meadow Lake Road · 2.84 acres · Established, working apiary

Most properties with an established apiary hand the buyer a decision they didn't ask to make. This one doesn't. The bees, the hives, and the equipment are **negotiable separately from the house** — so beekeeping here is an opportunity you can take, hand to someone else, or decline outright, without it affecting the property you're actually buying.

FOUR WAYS TO HANDLE IT

OPTION ONE

Take the apiary over

Purchase all or a portion of the bees, hives, and equipment, and continue the beekeeping operation as it stands — an established apiary rather than a first-season start from scratch.

THIS IS WHAT THE SELLER DID IN 2017

OPTION TWO

Keep the bees, not the work

The established apiary stays in place while the bees and equipment are purchased and managed by another beekeeper, through a mutually agreed-upon arrangement. You get the pollinators and the setting; someone else does the tending.

OPTION THREE

Have it removed

If beekeeping isn't part of your plan for the land, the bees can be sold and relocated. The apiary leaves with the seller's arrangement — you don't inherit hives you don't want.

OPTION FOUR

Build a transition

Some combination of the three above, on your timeline. The seller is happy to work with a buyer to develop a transition that fits their interests and plans for the property — including keeping the operation running while you decide.

TWO THINGS WORTH KNOWING BEFORE YOU DECIDE

The county does not cap the number of hives

Bee colonies are **not limited in number** in Boulder County districts where Open Agricultural uses are allowed — which includes both the Agricultural (A) and Rural Residential (RR) acreage on this parcel. Hives also do not draw against the property's livestock animal-unit allowance. Confirm with the county before you rely on it.

An established apiary is not the same as an empty yard

Established colonies, drawn comb, and in-place equipment are the part of beekeeping that takes seasons to build. Whatever you decide, ask to see what is actually there — colony count, hive condition, equipment inventory, and any existing management arrangement — and price that separately from the real property.

THE NEXT STEP

Tell me which of the four you're leaning toward and I'll get you the specifics from the seller and the current beekeeper before you write. Questions worth asking now:

- "How many colonies are there, and what condition are they in going into fall?"
- "What equipment is included, and what would all or part of it cost separately?"
- "If I want the bees kept but not by me, who manages them and on what terms?"
- "If I don't want the apiary at all, when would it be removed relative to closing?"

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Provided for information only. The options described above summarize the seller's stated willingness to structure the apiary separately from the real property. They are not an offer, a contract term, or a guarantee that any particular arrangement will be agreed to; all terms are subject to negotiation and to a written agreement between buyer and seller. Colony counts, equipment inventory, hive condition, and any third-party management arrangement have not been independently verified and should be confirmed by the buyer. The zoning statement above summarizes Boulder County's published provisions in plain language and is not legal or land use advice — **buyer should confirm it with Boulder County Community Planning & Permitting (303-441-3930 · boco.org/askaplanner)** and review the recorded covenants, which may be more restrictive than county zoning. Source: Boulder County Land Use Code, Open Agricultural uses. Prepared by Tara Littell, Compass.