
66475 E 48TH AVE, BYERS CO 80103

IMPROVED 473+/- AC WOODED CREEK BOTTOM 6 MILES NE OF BYERS

- LOCATION:** From Denver E-470 and I-70 go East on I-70 30 miles and Exit at Byers CO, at stop sign go Left under I-70 and continue North putting you on US Hwy 36. From bank and store go N 1.5 miles following curve East for 1/2 mile to Calhoun - Byers Rd, then North 3 miles to 48th Ave, then West 1 mile to the Property. SEE ROAD MAP.
- ACREAGE:** 473 +/- Total Acres consisting of 438 acres with over 1&1/2 miles of wooded creek bottom and an adjacent 35 acre vacant home site.
- PRICE LIST:**
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| 438 Acres Wooder Creek Bottom @ \$750 per acre | \$328,500.00 |
| 35+ Acre Home Site..... | \$50,000.00 |
| Domestic Well: New \$8,000 x 65%..... | \$5,200.00 |
| Septic: New \$6,000 x 65%..... | \$3,900.00 |
| Stock Well: New \$5,000 x 65%..... | \$3,300.00 |
| Home: 1,572 SF Main Floor \$130/SF New x 65%..... | \$133,000.00 |
| Home: 1,204 SF Upper Level \$75/SF New x 65%..... | \$58,700.00 |
| Home: 1,572 unfinished bsmt New \$17/SF x 80%..... | \$21,400.00 |
| Home: 23'x29' covered entry New \$15/SF x 65%..... | \$6,500.00 |
| Home: 24'x24 back deck New \$18/SF x 65%..... | \$6,700.00 |
| Metal Bldg: 64'x30' with concrete, power, lights New \$35/SF x 65%..... | <u>\$44,000.00</u> |
| VALUE: | \$661,200.00 |
| PRICE: | \$585,000.00 |
- HOME:** 2000 1,572 sf stick built steel frame 2 story home with 3 bath, 3 bedroom, forced air propane furnace, 1204 sf finished upper level and full 1,572 sf unfinished basement. 1978 1,920 sf metal bldg with cement floor and lighting built for shop or grain storage.
- WATER:** 600+ foot domestic well permit #241496 located at the house drilled in 2002 and an un-permitted stock well drilled on an unknown date at an unknown depth located at the SE corner of the Property. Stock well is probably 1972 or older and 100+/- feet deep.
- MINERALS:** Property includes all of Sellers mineral rights, if any. Seller may have some mineral ownership in 320 +/- acres located in Section 16.
- TAXES:** Approximately \$2,348.00+/-.
- SCHOOLS:** Byers School District 32-J classified as 2A for elementary, Junior High and High School.
- NOTE:** The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. COLandRealty.com is a Transaction (neutral) broker not a Seller's agent. This offer is subject to error, change, prior sale or withdrawal.