

LOCATED ON THE EAST SIDE OF STRASBURG, CO

71.54+/- ACRE COMMERCIAL / RESIDENTIAL DEVELOPMENT PROPERTY

- LOCATION:** 58200 US Hwy 36, Strasburg CO 80136. From Denver E-470 and I-70 go East on I-70 21 miles and take Exit 310 at Strasburg CO, at stop sign go Left over I-70 ¼ mile to Colfax Ave, then East ¾ mile to Defoe Street and the SW corner of the Property. See Road Map and Site Map provided.
- LEGAL:** The S1/2 of the SE1/4 of Section 34, Township 3 South, Range 62 West of the 6<sup>th</sup> P.M. less roads and parcels lying within Saddle Brook Estates No 1.
- ACREAGE:** 71.54+/- total acres per a professional survey with approx. ½ mile of paved frontage on US Hwy 36 (Colfax) and 1/4 mile frontage on Headlight a county maintained gravel road. Colfax is the main street running thru Strasburg and turns into US Hwy 36 immediately East of town.
- FLOOD PLAIN:** Approximately 15+/- acres of the 71.54 total acres is in in the Fema Flood Zone AO that designates areas subject to high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas. This area subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- PRICE:** \$233,600.00 or approximately \$3,265.00 per acre.
- ZONING:** The Property is presently zoned A3 Agricultural which provides that the minimal dividable lot size is 35 acres, however, rezoning of the Property for commercial / residential development is available by application through Adams County.
- IMPROVEMENT:** None. The Property is currently vacant farm land. There are no farm leases inhibiting possession of the Property by the buyer at closing.
- WATER:** No current water source. Buyer would have to apply for a well permit or petition the town of Strasburg for access to a private line running long the South boundary of the Property. Seller will transfer any all water rights that they own to Buyer at closing.
- MINERALS:** Property includes all of Sellers mineral rights, if any.
- TAXES:** 2014 paid \$204.94.
- SCHOOLS:** Strasburg School District 31-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. This offer is subject to error, change, prior sale or withdrawal. Broker is a transaction (neutral broker) and not the agent of the Seller.