

PRIME 13.92+/- ACRE COMMERCIAL / RESIDENTIAL DEVELOPMENT PROPERTY, STRASBURG CO



- LOCATION:** 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. Colfax Avenue and US Hwy 36 are the same street thru Strasburg. See Road Map provided.
- ACREAGE:** 13.92+/- total acres with approximately 792 feet of frontage. Prime commercial and /or residential development property.
- LIFE ESTATE:** The entire property is for sale subject to Seller reserving a life estate on 4 acres with all the existing improvements in the SE corner of the Property to accommodate his historical site for the irrigation towers and his hobby of collecting and restoring vintage tractors. .
- PRICE:** \$1,200,000.00 on 13.92+/- acres or approximately \$86,000 per acre. .
- ZONING:** The Property is presently zoned A2Agricultural (minimal divideable lot size of 10 acres). Rezoning of the Property would be necessary for commercial and/ or residential development.
- IMPROVEMENT:** 1950—1951 1724sf ranch house 4 bed 1 bath 3/4 unfinished basement, 4000sf shed, 1,000sf cattle shed, 16sf shop, 96sf shed, 575sf barn, 352sf chicken shed, grain bins.
- WATER:** Property includes Irrigation Well Permits 960-RFP and 961-RFP. The condition and value of the wells is unknown. The wells have not been pumped for many years. There is unpermitted domestic well for the house. (Wells drilled prior to 1972 were not required to pull permits). All of Seller's water rights, if any, will transfer with the Property.
- MINERALS:** Property includes all of Sellers mineral rights, if any. Seller does not know what mineral interest he owns, if any.
- TAXES:** 2018 annual property taxes approx. \$1,920.00
- 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 a Seller's agent.