

592.36+/- GRASS LAND PRIME FOR RESIDENTIAL HOME SITES

I MILE WEST & 2 MILES NORTH OF BYERS, CO IN ADAMS COUNTY

LEGAL: Part of Sections 29, 30 and 31 Township 3 South, Range 61 West of the 6th P.M. County of Adams.

LOCATION: 2600 Bradbury Krebbs Mile Rd, Byers CO 80103. From Denver E-470 and I-70 go East on I-70 25 miles taking Exit 310 at Strasburg CO. Go North over I-70 to first street Colfax Ave then East on Colfax 1 mile to fork in road and continue straight East on Colfax 3 miles to Bradbury Krebbs Rd then N 1 mile to the Property located on the West and East sides of the road. See road map.

ACREAGE: 592.36 +/- total acres per the Adams County Assessor. 453.01 acres located on the East side of Bradbury Rd is subdivided into twelve 35+ home sites (See Survey Attached) and 139.35 acres West of Bradbury Rd.

USE: The property has an excellent location for grazing livestock or investment opportunity to sell 35+ acre home sites.

PRICE: \$630,000.00 or \$1,064+/- per acre cash at closing. 453.01 acres East of Bradbury Rd is valued at \$1,100 and 139.35 acres on the West side of Bradbury Rd is valued at \$945 per acre.

TOPO: Gently rolling topography with primarily loam soils.

MINERALS: Seller is not reserving any mineral rights. Most likely all the minerals are owned by UP Railroad.

OIL LEASES: Unknown. Information will be revealed on the title commitment.

TAXES: 2013 land taxes were \$565.26 or \$.95 per acre.

WATER: A forty foot stock well #61229 located on the West portion.

SCHOOLS: Byers School District 32-J classified as 2A for elementary, Junior High and High School.

BREAKDOWN:	LOT / PARCEL (PORTION EAST OF RD)	ACRES	TAXES
	PARCEL A). 0181129300002	36.80	\$35.54
	PARCEL B). 0181129300004	35.40	\$33.88
	PARCEL C). 0181129400002	38.10	\$36.36
	PARCEL D). 0181129300001	40.29	\$38.84
	PARCEL E). 0181129200003	39.67	\$38.02
	PARCEL F). 0181129200002	39.66	\$38.02
	PARCEL G). 0181129200001	39.24	\$37.18
	PARCEL H). 0181129100004	36.87	\$35.54
	PARCEL I). 0181129100005	35.74	\$33.88
	PARCEL J). 0181129100006	40.72	\$38.84
	PARCEL L). 0181129200004	35.46	\$33.88
	PARCEL M). 0181129300003	35.06	\$33.88
	EAST ACRES 453.01		TAX \$433.86
BREAKDOWN:	PARCEL (PORTION WEST OF RD)	ACRES	TAXES
	0181131100003	80.4	\$82.64
	0181100000091	58.95	\$48.76
	WEST ACRES 139.35		TAX \$131.40

TOTALS EAST AND WEST PORTION OF THE PROPERTY **592.36 ACRES** **\$565.26 2013 TAXES**

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.