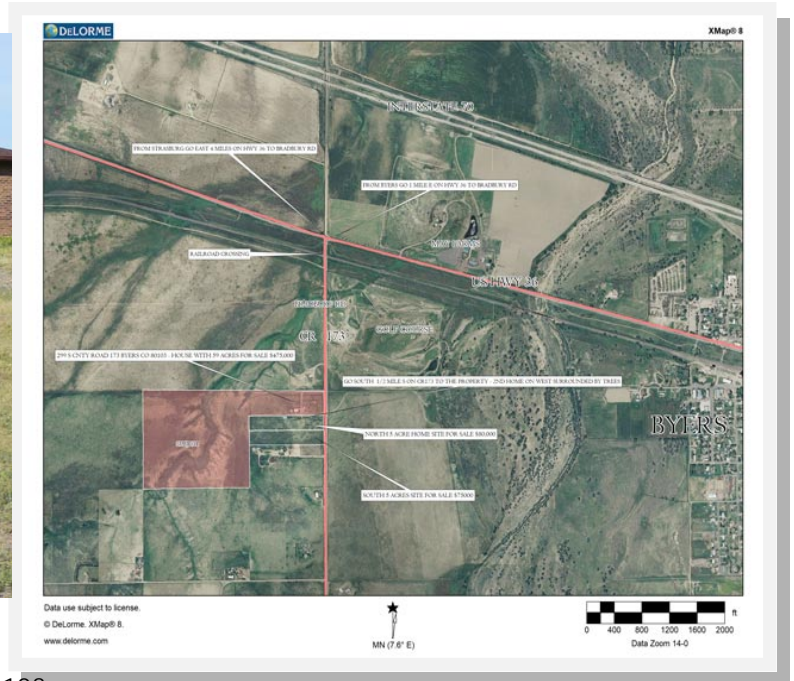


58.99+/- ACRE HOME SITE 1 MILE WEST OF BYERS CO



- ADDRESS: 299 S County Road 173, Byers CO 80103
- LOCATION: From Byers go W of US Hwy 36 1 mile to Bradbury Road 173 then S over RR Tracks 1/2 mile to the Property. Watch for COLandRealty sign
- LOCATION: From Strasburg go East on Colfax 1 mile taking fork to the Right on US Hwy 36 four miles to Bradbury Road 173 the S over RR tracks 1/2 mile to the Property. Watch for COLandRealty sign,
- LEGAL: Located in the NE1/4 of Section 18, Township 4 South, Range 61 West of the 6TH P.M County of Arapahoe, State of Colorado.
- ACREAGE: 58.99+/- Acres per the Arapahoe County Assessor.
- PRICE: \$475,000.00 cash at closing. No seller financing.
- HOUSE: 1980 stick built 1420 sf brick ranch, full unfinished basement, 360 sf sunroom, 594 sf garage, patios.
- SHOP: 60'x40' metal building, concrete floor, electrical, lighting, overhead door and sliding door.
- BARN: 36'x36' pole barn, dirt floor, no electric.
- WATER: 300 feet 1980 domestic well permit #110642 permitted for 15gpm servicing home & a 200 feet 1971 domestic well permit #46782 in pasture.
- MINERALS: Property to include owner's mineral rights, if any, pertaining to the Property.
- ZONING: The property is zoned A-2 Agricultural. The property would be able to be subdivided into 9+ acre sites by going to thru the Arapahoe County Subdivision process.
- TAXES: Annual property taxes are approximately \$1,358.00
- 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.
- COMMENTS: Property has an a high location and beautiful views of Byers, Bijou Creek and Quint Valley Golf Course in close proximity to Interstate 70 and the town of Byers.