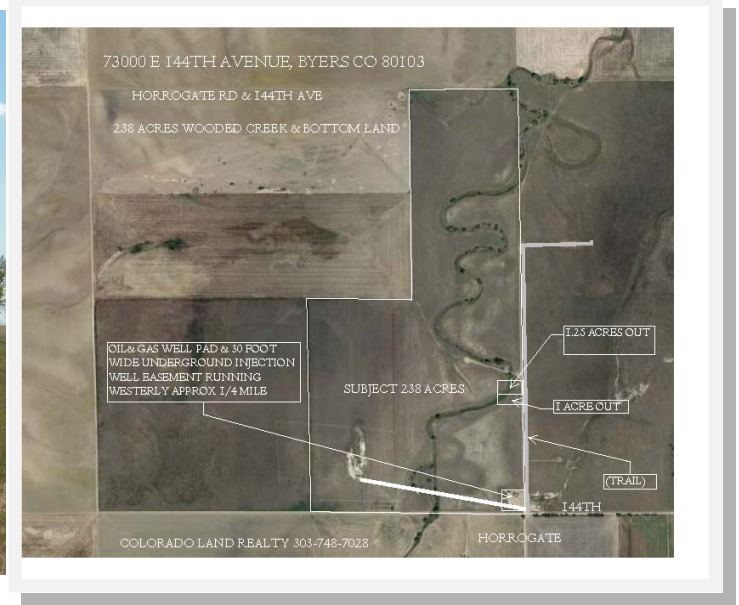


238 ACRES WOODED CREEK & BOTTOM LAND PASTURE FOR SALE



ADDRESS: Approx 73000 E 144th Avenue Byers CO 80103. Road then 11 miles N to 112th then 1 mile N down Trail to the SE corner of the Property. The Site Map above shows where the legal access is located. The legal access is locked. Call Broker for a key. Call Frank 303-748-7028

DIRECTIONS: From Byers go 1&1/2 miles North on US Hwy 36 following curve East 1/2 mile to Calhoun Rd then North 8 Miles to 88th Ave then East 2 miles to Behrens Road then North 3 miles to 112th then East 1 mile Horro gate Road then North 4 miles to 144th Ave and the SE corner of the Property.

LEGAL: The SE1/4 and the E1/2NE1/4 of Section 18, Township 1 South, Range 60 West of the 6th P.M. County of Adams, State of Colorado.

ACREAGE: 237.75 acres per the Adams County Assessor. Seller does not have a survey of the Property.

CURRENT USE: The property was enrolled in the CRP (Conservation Reserve Program) which expired in 2016 and has since then been used for cutting grass hay and pasture.

WATER: Four Irrigation Well Permits 7774-FP, 11791-RFP, 11792- RFP & 11793-RFP committed to irrigate up to 214 acres of the Property, however, the condition of said wells are unknown and have not been operational for many years.

PRCE \$238,000.00 cash at closing or terms acceptable to Seller.

MINERALS: Property to include 1/2 of owner's mineral rights, if any, pertaining to the Property.

ZONING: Property is zoned AE Agricultural with minimum lot size of 35 acres.

TAXES: Property taxes for 2018 are approx. \$655.00

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. Broker is a Transaction (neutral) Broker not a Seller's agent.