

## 3000 CNTY ROAD 181 BYERS CO 80103

158+/- ACRES FARM LAND (EXPIRED CRP GRASS) 4 MILES SOUTH OF BYERS CO

- LOCATION:** Located just 4 miles South of Byers CO or 16 miles South of Byers CO.
- DIRECTIONS:** From E470 & I-70 go East on I-70 26 miles and take the Byers Exit 316 to stop sign THEN Right heading South thru stop sign and over RR tracks to Front Street THEN Left heading East past the school to dead end curving right onto Exmoor Rd 181 THEN South 4 miles to the NW corner of the Property (watch for Cedar Trees on the West side of the road).
- ACREAGE:** 158+/- acres currently established in grass but could be broker out for farm land.
- BUILDINGS:** None. The land is raw farm land.
- WATER:** No wells on the Property. Purchaser would have to apply for a well permit thru the Colorado Division of Water Resources.
- PRICE:** \$190,000.00 cash at closing.
- MINERALS:** Seller retains ½ of any mineral interest which he owns if any.
- TAXES:** 2013 land taxes are \$202.25.
- COMMENTS:** The Property is priced at farm land prices for the area, however, due to its location, the property is an excellent investment opportunity for subdividing into 40 acre home sites or for one spacious home site for the Buyer.