

222 ACRES IRRIGATED & DRY FARM 12 MILES NE OF BYERS CO



ADDRESS: 69101 E 96th Ave Byers CO 80103.

LOCATION: From Denver E-470 and I-70 go East on I-70 27 miles and take Exit 316 at Byers CO, at stop sign go Left under I-70 going North on I-70 1&1/2 miles and follow Hwy 36 as curves East for 1/2 mile to Calhoun Byers Rd then go North 9 miles to 96th Ave then East ¼ mile to the Property. Aprox 1/2 mile of frontage on County Road 96th Avenue.

LEGAL: Part of Section 14, Township 2 South, Range 61 West of the 6th PM County of Adams.

ACREAGE: 222+/- Total Acres of which 125+/- acres grass @ \$700 /acre and 95 acres dry farm @ \$1,500/ acre.

PRICE: \$230,000.00 No owner carry. Broker may have short term private financing options.

WATER: Pond and creek water only that usually provides water but not always. A new stock well would cost approximately \$6,000 to \$8,000.

HOME: No home is included with this property. There is an adjacent 35 acres with a home owned by the seller that could be included. Contact broker for details.

MINERALS: Property includes all of Seller's mineral rights, if any. Seller believes that they own no mineral rights.

TAXES: Approximately \$400.00.

SCHOOLS: Byers School District 32-J 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 not a Seller's agent.