

## BANK OWNED - SCENIC 684.8+/- ACRE IMPROVED RANCH IN THE PINES

### 42132 RIDGE RD, DEER TRAIL CO 80105 (MAY DIVIDE – SEE BELOW)

- LOCATION:** Located just 45 minutes East of Denver or 16 miles South of the Town of Byers or 24 miles Northeast of the town of Kiowa.
- DIRECTIONS:** From E470 & I-70 go East on 1-70 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 Xmore Rd 181 THEN South 8 miles to Rd 42 THEN East 1 mile curving South on Ridge Rd 101 then South 9 miles to the grey manufactured home and barns on the East side of the road 42132 Ridge Rd. Watch for COLandRealty.com signs.
- DIRECTIONS:** From Kiowa Go East on Hwy CO-86 4.6 miles to Commanche Creek Rd THEN North (L) 5.6 miles, at Y bear right turning onto CR-150 THEN East 8.3 miles then bending North and becoming CR-101 (Ridge Road) THEN North 2.7 miles, at Y bear Left to stay on CR-101 THEN continuing an additional 5 miles to the grey manufactured home and barns on the East side of the road (The house is 2 miles North of the Fire Station located on CR101).
- ACREAGE:** According to the Elbert County Assessor the total acreage 711.05 acres, however, a survey of the property has revealed the acreage in Section 3 to be 274.8 acres rather than 301.031 acres and therefore bringing the total acreage to 684.8+/- acres. 385+/- acres is moderate to heavily wooded with areas of open prairie and 300+/- acres of the property is open grass land prairie in section 2. In addition there is 160 additional acres and stock well available in section 2 owned by a different owner that is only partially fenced from the subject property and would make an excellent addition to the property. (See Site Map).
- DIVIDING:** The property as a whole is priced at \$850,000. Seller will sell 89.5 wooded acres in the SE1/4 of Section 34 with the house, horse barn and hay barn separately for \$271,000. Seller will also sell 315+/- acres in section 2 separately consisting mostly of open grass land for \$208,000.
- LAND USE:** The Property is currently being utilized as an operating cattle ranch. The property could be the site of your large acreage dream home or purchased for investment purposes and subdivided for several residential home sites with magnificent views. The property also offers excellent hunting with deer antelope and other various wildlife frequenting the property.
- BUILDINGS:** Modest 25 year old 1,904+/- sf, 3 bed, 2 bath manufactured home, no basement, fair cond. Nice 15 year old 3,996+/- sf metal horse barn with 4 car garage, stables, tack room concrete floor, lighting and preliminary construction of guest house and office. Fair 2,400+/- sf metal pole barn, power to building, dirt floor.
- WATER:** 640' domestic well at house is high in iron and minerals needs filter system for household use. 120' stock well, tank and windmill located one mile South of the house located near Rd 101.
- PRICE:** \$850,000.00 for the whole. No prices have been established for divided parcels to this date.
- MINERALS:** Seller will transfer any minerals which he owns, pertaining to the Property, to the Buyer. The

title commitment indicates that Seller owns no minerals in Section 3 and may own all of the minerals in Sections 34 and 2 or a total of 410+/- net mineral acres, however, Seller cannot guaranty that it owns any mineral rights. Buyer is encouraged to obtain a mineral search of the Property prior to purchase if this information is crucial to his decision in purchasing the property.

TAXES: \$1,021 Total with house and buildings. Vacant land tax, however, runs \$.70+/- per acre.

COMMENTS: This a rare opportunity to buy a secluded scenic hide away close to Denver. The Property has spectacular views of the country side, Pike's Peak and the Rocky Mountains.

CLIMATE: Denver and East holds a 70% chance of sunshine with 115 cloud free days. Average annual precipitation is 15.4+/- inches. Average snowfall is 30 inches with 33 days per year having at least 1 inch of snow on the ground. The average summer temp is 71 degrees Fahrenheit with an average high of 86 and 34 days rising above 90. The average winter temp is 29 with an average low of 15 and 156 days falling below freezing. Average wind speed is 8.6 mph and average relative humidity is 60%.