

## 227.34+/- GRASS LAND PRIME FOR RESIDENTIAL HOME SITES

### I MILE WEST OF BYERS, CO

- LEGAL:** Part of Section 7, Township 4 South, Range 61 West of the 6<sup>th</sup> P.M. lying South of UP Rail Road. County parcel #1985-00-0-00-382.
- LOCATION:** Approximately 100 South County Road 173, Byers CO 80103. From Denver E-470 and I-70 go East on I-70 25 miles taking Exit 310 at Strasburg CO. Go North over I-70 to first street Colfax Ave then East on Colfax 1 mile to fork in road and veer right onto Hwy 36 also known as Hwy 40 then Continue East 3 miles to County Road 173 then go South over the rail road tracks to first trail heading West just before the bridge.
- ACREAGE:** 227.34+/- total acres per land survey plat.
- PRICE:** \$221,657 or \$975.00+/- per acre cash at closing.
- SURVEY:** The Property has been surveyed for the sale of 35+ acre home sites. See survey provided.
- TOPO:** Gently rolling topography with primarily loam soils.
- USE:** The property has an excellent location for grazing livestock or investment opportunity to sell 35+ acre home sites.
- MINERALS:** Seller is not reserving any mineral rights. Most likely all the minerals are owned by UP Railroad.
- OIL LEASES:** Unknown. Information will be revealed on the title commitment.
- TAXES:** 2013 land taxes were \$439.24.
- WATER:** No known water wells on the Property.
- SCHOOLS:** Byers School District 32-J classified as 2A 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. COLandRealty.com is a Transaction (neutral) broker not a Seller's agent. This offer is subject to error, change, prior sale or withdrawal.