160 ACRES FARM LAND WITH OLDER REMODELED HOME FOR SALE 4 MILES NORTH OF BYERS CO

COLORADO LAND REALTY.COM FRANK LINNEBUR, BROKER 303-748-7028





ADDRESS: 66755 E 38TH Ave Byers CO 80103.l Only 4 miles North of Byers with ½ mile county road frontage. Watch for realty sign.

LOCATION: From Aurora CO at 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 and continue North 1 & ½ miles to Exmore Road (do not follow the Hwy36 as it bends to the East) then continue straight North on Exmore Road past Colfax for 1 mile to 38th Avenue and the SW corner of the Property. Go East ¼ mile to the homestead on the North side of 38th Ave.

PRICE: $600,000.00

ZONING: The Property is zoned A3 Agricultural (minimal dividable lot size of 35 acres). Permitted for one single family residence per site.

IMPROVEMENTS: Remodeled 1915 754 square foot ranch style home with basement. Basement suitable for storage. The house has not been rented since painting flooring, partial paneling, shower and vanity was replaced. 1996 – 1944 square foot metal shop building with electricity and dirt floor, loafing shed and various outbuildings. See pictures on website.

WELL /SEPTIC: Good unpermitted domestic well and older septic tank. Wells drilled prior to 1972 were not required to have a drilling permit.

POWER /PHONE: Hooked into the Property.

SURVEY: No recent survey of the property.

CURRENT USE: Property is currently rented to a tenant farmer for wheat and dryland corn production.

MINERALS: Seller believes he has 100% of the mineral rights More information will be available when title work is complete. Minerals transfer is negotiable depending on the purchase price.

WATER RIGHTS: Seller has all the water rights in respect to the property but has not done a determination or a decree of water to define what those water rights are,

WELLS & WELL RIGHTS: There are 2 irrigation wells on the property but production is unknown. The wells are adjudicated to irrigate 80 acres but it is unlikely that there is enough water to irrigate the entire 80 acres.

TAXES: 2026 taxes $2,500.00.

SCHOOLS: Byers School District 32-J for elementary, Junior High and High School.

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