

229.81 ACRES VACANT FARM LAND 3 MILES NORTH OF DEER TRAIL CO. PAVED ACCESS. MOUNTAIN VIEW



LOCATION: Vacant land, no address assigned. From Deer Trail CO 1 -70 Exit 328 go under I-70 then North on CR 217 3 miles to the Property on the East (Right side of the road. (Watch for Sign). No address assigned . Road map available on the website.

LOCATION: [https://maps.app.goo.gl/d5ECNZJzy7g3tK8g8?g\\_st=im](https://maps.app.goo.gl/d5ECNZJzy7g3tK8g8?g_st=im)

LEGAL: The Property lies in Section 31, Township 4 South, Range 59 West of the 6th P.M.

ACREAGE: 229.81 +/- Total Acres grass land based on a professional survey of the Property.

SURVEY: A professional survey of the Property is available. Corners are marked with a PVC post with pink tape.

PRICE: \$425,500.00 or \$1,850 per acre cash at closing. No Seller financing but possible short term private financing.

PASTURE: The farmland is rented under a verbal lease and will be terminated or renewed at the option of the buyer. Current rent to the Seller is \$10.00 per acre per year.

WATER: No well. Buyer would have to apply for a well permit. Property includes all water rights.

MINERALS: Seller is not reserving any mineral rights. Seller's ownership if any to be indicated on the title commitment

SCHOOLS: Deer Trail School for elementary, middle and high school.

TAXES: 2025 taxes are \$170.71.

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 and not a Seller's agent.