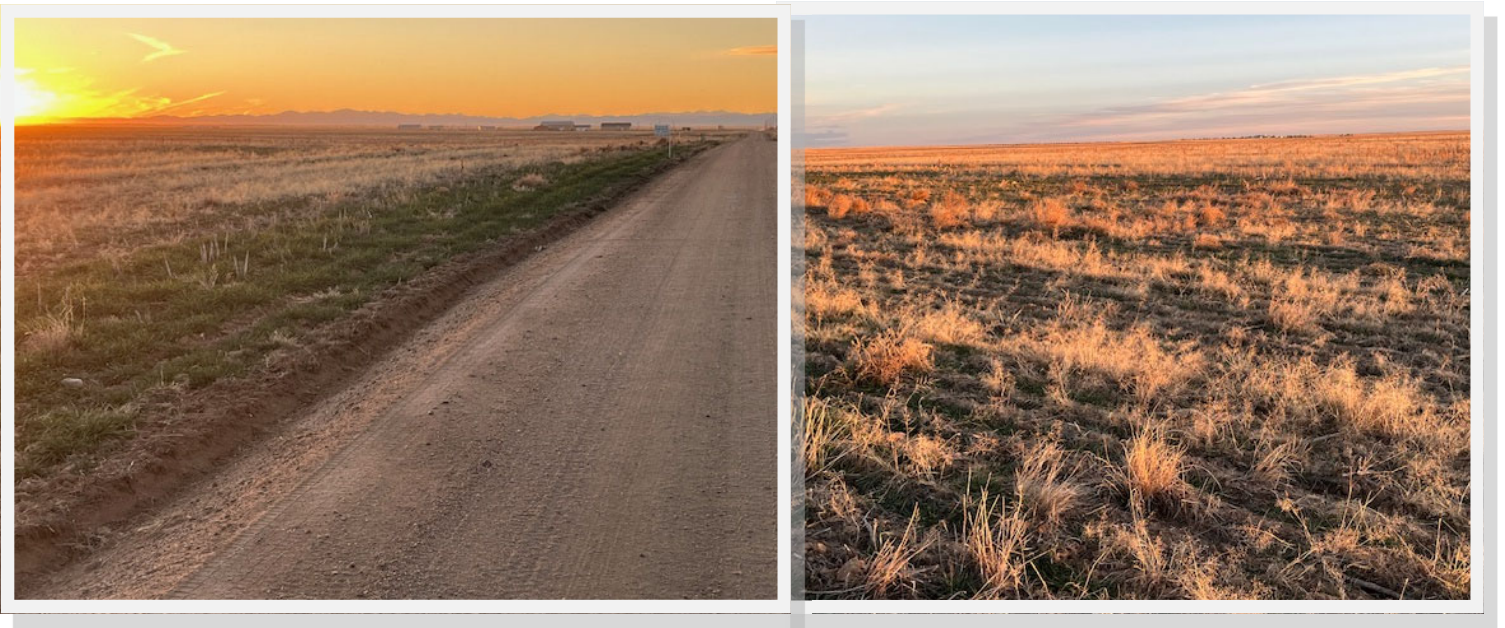


FOUR 37+ ACRE HOME SITES 10 MILES NORTH OF BENNETT \$275,000 TO \$290,000 PER SITE



ADDRESS: 50700 E 104TH AVE, Bennett CO on South side of the Road. Watch for signs. Sites 1, 2, 3 and 4 are for sale. View road map.

Google Maps: [https://www.google.com/maps/place/39%C2%B052'59.5%22N+104%C2%B023'33.4%22W/@39.8832011,-104.3951817,17z/data=!3m1!4b1!4m4!3m3!8m2!3d39.8832011!4d-104.3926068?entry=ttu&g\\_ep=EgoyMDI2MDExMy4wKXMDSoKLEwMDc5MjA3M0gBUAM%3D](https://www.google.com/maps/place/39%C2%B052'59.5%22N+104%C2%B023'33.4%22W/@39.8832011,-104.3951817,17z/data=!3m1!4b1!4m4!3m3!8m2!3d39.8832011!4d-104.3926068?entry=ttu&g_ep=EgoyMDI2MDExMy4wKXMDSoKLEwMDc5MjA3M0gBUAM%3D)

LOCATION: From Denver E-470 and I-70 go East on I-70 15 miles and take Exit 304 at Bennett CO, at stop sign go Left over I-70 and continue North 1 mile to Colfax Ave, then East 1 mile curving North onto Hwy 79 for nine miles to 104th Ave then 1 mile East to the NW corner of the Property on the South side.

PRICE: \$275,000 per parcel for three 37 acre parcels. \$290,000 for one 48 acre parcel.

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

WELL /SEPTIC: No current water source on the Sites. It is Buyer's responsibility to apply for and pay for a well and septic permit and installation. Well construction in the Upper Arapahoe Aquifer. Price approx. \$25,000.00 and septic tank and leach field at about \$15,000.00

POWER /PHONE: Is located on 104th avenue bordering the Property.

SURVEY: The survey was recorded in the Clerk and Recorder office of Adams County.,

CURRENT USE: Property is currently farmed but will be planted to pasture grass next winter for grazing purposes.

MINERALS: Mineral rights if any will be reserved by the Seller, however, Seller agrees to a non-disturbance clause in the deed restricting the use of the Property for developing said minerals.

WATER RIGHTS: Seller will transfer sufficient water rights in the Upper Arapahoe Aquifer for Buyer to apply for and get approval for a 15 gallon per minute domestic, lawn and garden and livestock.

TAXES: Approximately \$3.50 per acre.

SCHOOLS: Bennett School District 29-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.