

470.05 ACRES VACANT FARM LAND 21 MILES EAST OF BYERS CO.



LOCATION: Vacant land, no address assigned. From Byers take US Hwy 36 Twenty miles East (1 mile past the High Plains Raceway) then take the field road 1 & 1/2 miles South to the Property.

:LOCATION: From High Plains Raceway located at 93301 US Hwy 36, Deer Trail CO go East 1 mile then take the field road South, 1 & 1/2 miles to the Property. Watch for signs. 1 -70 Exit 328 go under I-70 then North on CR 217 3 miles to the Property on the East (Left) side of the road. (Watch for Signs).

LOCATION: Google map link: [https://maps.app.goo.gl/QX8YL5sGzogKMxjG6?g\\_st=com.google.maps.preview.copy](https://maps.app.goo.gl/QX8YL5sGzogKMxjG6?g_st=com.google.maps.preview.copy)

LEGAL: All of Section 15, Township 4 South, Range 58 West of the 6th P.M. EXCEPT for the E1/2 of the E1/2.

ACREAGE: 470.05 +/- Total Acres grass land based on the Arapahoe County Assessors office.

PRICE: \$423,000.00 or \$900.00 per acre cash at closing. Seller may provide short term financing for up to 3 years depending on payment terms

SURVEY: No survey of the Property has been done.

PASTURE: The Property does have a pond which generally has water but may go dry depending on rainfall.

WATER: No well and only a pond. However there is a good chance of locating a shallow well for a backup source of water near the pond for when it goes dry. The water produced would probably only be suitable for live-stock.

TAXES: 2025 taxes are \$170.71.

MINERALS: Seller is not reserving any minera rights. Seller's ownership if any to be indicated on the title commitment but most likely were reserved by Union Pacific.

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.