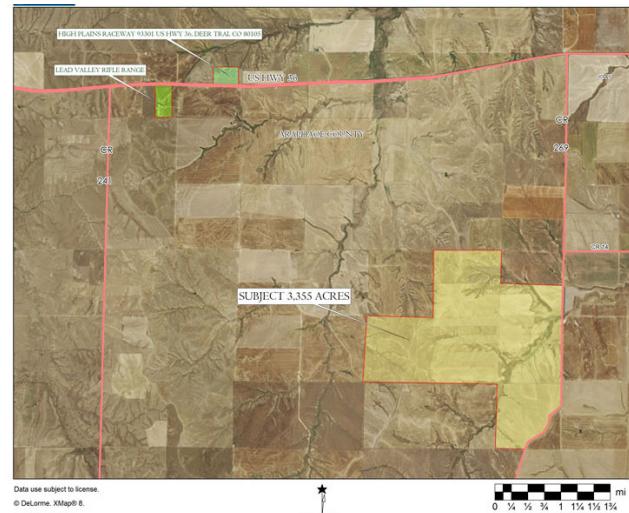


3,355 ACRES GRASS & FARM LAND 25 MILES NE OF BYERS CO \$1,050 PER ACRE



ADDRESS: 2215 CR 269 Deer Trail CO 80105

LOCATION: From Byers CO go North on US Hwy 36 1&1/2 miles and follow Hwy 36 as curves East then continue East for another 22 miles to CR 269 then go South 3.5 miles to NE corner of the Property. Watch for Colorado Land Realty signs and print site map to locate Property boundaries.

LEGAL: The S1/2 of Section 19, Section 30 and Section 31 lying North and West of CR 269, Township 4 South, Range 57 West and all of sections 24, 25 and 26, Township 4 South, Range 58 West of the 6th P.M County of Arapahoe, State of Colorado

ACREAGE: 3,355.06 +/- total contiguous acres per a professional survey of the Property consisting of 2,000 acres farm land, 454 acres pasture grass and creek bottom and 762.61 acres CRP grass.

IMPROVEMENTS: Partial fence.

PRICE: \$3,523,000 or \$1,050 per acre on 3,355 acres. No seller financing offered.

INCOME: Total annual lease income of \$37,984 consisting of \$16,000 farm lease income, \$6,170 hunting lease income, \$5,900 grazing lease income and \$9,914 CRP income under contracts 11009C, 11010C and 11011C terminating September 30, 2026.

WATER: Stock wells 34905, 34906 and 19765-MH. One well with good production and water quality. The other well is marginal production and quality.

MINERALS: Property includes all minerals owned by seller, if any.

TAXES: 2025 taxes are \$4,080 or \$1.22 per acre.

NOTE: The information contained herein is reliable but not guaranteed by Seller or Broker. This offer is subject to error, prior sale or withdrawal. Broker is a Transaction (neutral) Broker and not the agent of the Seller.