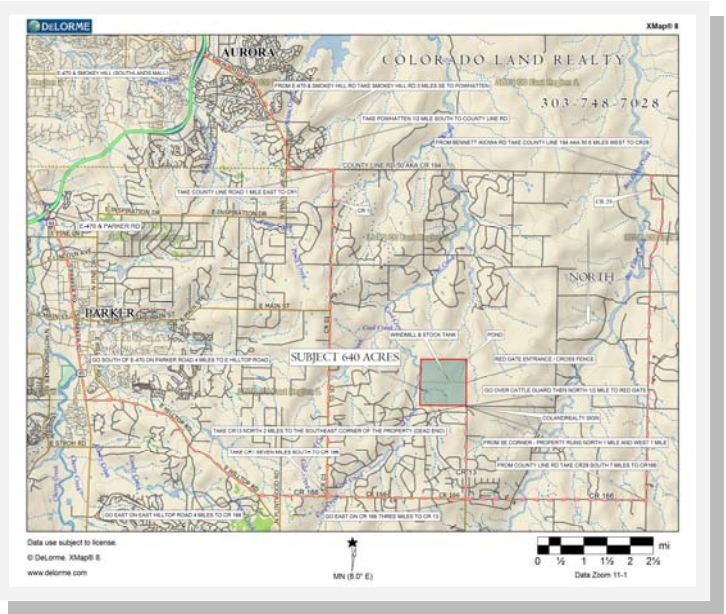


640 ACRES GRASS LAND 12 MILES EAST OF PARKER CO (PRINT MAP FOR CLARITY)



- ADDRESS: Approximately 40500 CR 13, Elizabeth CO 80107. Property lies 3 miles North of CR166 on CR 13.
- LOCATION: From E-470 & Smokey Hill Road (Southlands Mall) take Smokey Hill Rd SE 3 miles to Powhatten, then South 1/2 mile to County Line Road, then East 1 mile to CR1, then South 7 miles to CR166, then East 3 miles to CR13, then North 2 miles to the SE corner of the Property (Dead end). Continue North over cattle guard 1/2 mile to the red gate entrance to the property. See map provided for alternative routes.
- LEGAL: Section 25, Township 6 South, Range 65 West of the 6th PM County of Elbert.
- ACREAGE: 640+/- Total Acres per the Elbert County Assessor.
- .PRICE: \$640,000.00 No seller financing.
- WATER: Stock well permit #103660. Well powered by windmill pumping into a cement bottom stock tank.
NOTICE: It appears that all or most of the water rights have been severed from the Property and sold. Buyer must do their own research as Seller is offering absolutely no warranties on water rights or water availability or quality of water to the Property.
- MINERALS: Property includes all mineral rights owned by Seller. To the best of Seller's knowledge, it owns little or no mineral rights. Buyer to do their own research.
- ZONING: Agricultural.
- TAXES: 2015 taxes were approximately \$386.92.
- 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 not a Seller's agent.