

160+/- ACRES INVESTMENT / DEVELOPMENT LAND 10 MILES EAST OF AURORA, CO

- LOCATION:** Located to the East across the road from 2575 Manila Road, Bennett CO 80102 located 10 miles East of Aurora CO. From E-470 and I-70 go East on I-70 ten miles to Manila Road then N ½ mile to the Property located on the East side of Manila Road. Click on the Site Map link on my web site.
- LEGAL:** The NW1/4 of Section 35, Township 3 South, Range 64 West of the 6th P.M. County of Adams, State of Colorado. Adams County parcel 0181700000107 containing 160+/- acres.
- ACREAGE:** 160+/- total acres per the Adams County Assessor. The property has not been professionally surveyed and Seller is not warranting the total acreage on record with Adams County.
- CURRENT USE:** The property is currently zoned A3 Agricultural and is being farmed. Seller is receiving a cash farm lease rental payment of \$3,000 annually or \$18.75 per acre per year.
- FUTURE USE:** The Property is located in an attractive location just off of I-70 and only 10 miles East of Aurora. The Property lies under Front Range Airports Restriction Area #1 due to its location approximately 1 mile South and in line with a Front Range Airport North South runway. No structures will be no residential homes are allowed and no commercial buildings or structures will be allowed without Adams County and Front Range approval.
- FRONTAGE:** The property has ½ mile of frontage on Manila Road currently gravel and maintained by Adams County.
- PRICE:** \$1,120,000.00 or approx. \$7,000.00 per acre cash at closing.
- MINERALS:** Seller believes that all of the mineral rights are owned by UP Railroad but has not had a mineral search and does not warrant what, if any, mineral rights that they may own.
- OIL LEASES:** Seller is not aware of any current mineral leases on the Property but a title search will reveal if there are any recorded leases that the Property may be subject to.
- WATER RIGHTS:** All of Seller's water rights, if any, will transfer with the Property to the Buyer. Seller does not have a water decree on the Property and is not warranting the extent of their water rights, however, Seller believes that the water rights are intact and have not been severed from the Property.
- IMPROVES:** None. The Property is vacant farm land.
- TOPOGRAPHY:** Flat to gently rolling sandy loam soils favorable for farming and development.
- TAXES:** 2014 total paid land taxes in the amount of \$502.94 or \$3.14 per acre.
- SCHOOLS:** Bennett School District 29-J for elementary, middle school and High School.
- COMMENTS:** This property has an excellent location with Denver International Airport, Front Range Airport, Interstate-70 and Union Pacific Rail Road all in close proximity to the Property.
- NOTE:** Colorado Land Realty is a Transaction(neutral) broker assisting both Buyer and Seller with through the negotiating and contracting process without being an advocate for either party. 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 at the option of the Seller.