

LOCATED ON THE EAST SIDE OF STRASBURG, CO

34.33/- AC INVESTMENT / RESIDENTIAL DEVELOPMENT PROPERTY

- LOCATION:** Approximately 3660 Headlight Mile Rd, Strasburg CO 80136. From Denver E-470 and I-70 go East on I-70 21 miles and take Exit 310 at Strasburg CO, at stop sign go Left over I-70 ¼ mile to Colfax Ave (US Hwy 36), then East 1 & 1/4 miles to Headlight Mile Road then North ¼ mile to the SE corner of the Property. Colfax and US Hwy 36 are the same street running thru Strasburg. See Road Map and Site Map.
- LEGAL:** The S1/2 of the N1/2 of the SE1/4 of Section 34, Township 3 South, Range 62 West of the 6<sup>th</sup> P.M. less roads and parcel lying within Saddle Brook Estates No 1.
- ACREAGE:** 34.33+/- total acres per professional survey of the Property with 1/8 of a mile of frontage on Headlight a county maintained gravel road. Colfax is the main street running thru Strasburg and turns into US Hwy 36 immediately East of town.
- PRICE:** \$117,670.00 or approximately \$3,527.00 per acre. Cash or terms acceptable to Seller.
- ZONING:** The Property is presently zoned A3 Agricultural which provided that the minimal dividable lot size is 35 acres. This site is only 34.33 acres and so is not conforming and cannot be developed without an exemption or rezoning. The adjacent property to the South does have ample acreage to add the additional acreage to make this property conforming. Rezoning of the Property for residential development is available by application through Adams County.
- FLOOD PLAIN:** Approximately 7+/- acres of the 34.33 total acres is in in the Fema Flood Zone AO that designates areas subject to high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas. This area subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- IMPROVEMENT:** None. The Property is currently vacant land currently leased for farming on a year to year basis.
- WATER:** No current water source. Buyer would have to apply for a well permit or petition the town of Strasburg for access to a private line running long the South boundary of the Property. Seller will transfer any all water rights that they own to Buyer at closing.
- MINERALS:** Property includes all of Sellers mineral rights, if any.
- TAXES:** 2014 paid in full \$93.38.
- SCHOOLS:** Strasburg School District 31-J classified as 2A for elementary, Junior High and High School.
- 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.