

12970 DETER WINTERS ROAD, BYERS CO 80103

322+/- ACRE SANDHILLS GRASS AND HOME STEAD 27 MI NE BYERS

- LEGAL:** The S1/2 of Section 28, Township 1 South, Range 59 West of the 6th P.M. County of Adams, State of Colorado. County parcel #1555-00-0-00-070.
- LOCATION:** 27 miles NE of Byers. From Denver E-470 and I-70 go East on I-70 30 miles and Exit at Byers CO, at stop sign go Left under I-70 and continue North 1.5 miles on US Hwy 36 following curve East for 11 miles to Hanks Crossing Rd then North 11 miles to 112th (dead end) then East 1 mile to Deter Winters Road then North 2 miles to the SE corner of the Property.
- LOCATION:** 31 miles SW of Fort Morgan. From Morgan go S on CR 19 (Sherman St) 17 miles to Rd A then West 3 and ¼ miles to Hard Money then South 2 miles to 152nd then West 6 and ½ miles to Deter Winters then South 2 and ½ miles to the NE corner of the Property.
- ACREAGE:** 322 +/- Total Assessor's Acres consisting of 240+/- Sand Hills Grass and 80+/- acres grass that was farmed for about 2 years back in the 90's then allowed to go back to grass. The land is best suited for pasture land due to the sandy loam soils.
- HOME:** 1930 1,088 sf 2 story home with 1 bath, 2 bedroom downstairs and 1 bedroom in loft, full unfinished basement.
- OUTBUILDING:** Three 1950's flat storage 7,000+/- bushel bins, and a couple small, older storage sheds and older corrals.
- PRICE:** \$245,000.00 cash at closing.
- WATER:** 80+/- foot unregistered hand dug domestic / livestock well located at the house pumped using a jet pump located in the well pit and an unregistered livestock well located towards the West end of the Property on the South boundary pumped with a windmill. Wells drilled prior to 1972 did not require a permitting. Upon closing the buyer should register the wells with the CO Division of Water Resources in their name.
- MINERALS:** Property includes all of Sellers mineral rights, if any. It is Seller's belief that the mineral rights have been reserved by previous owners.
- TAXES:** 2011 taxes were \$701.76 paid in full based on 322 Assessor's taxed acreage.
- SCHOOLS:** Byers School District 32-J classified as 2A for elementary, Junior High and High School.
- INCLUSIONS:** See below for a list of inclusions, exclusions and items for sale separate from the purchase price.
- NOTE:** The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. COLandRealty.com is a Transaction (neutral) broker not a Seller's agent. This offer is subject to error, change, prior sale or withdrawal.

ITEMS INCLUDED WITH THE PROPERTY – YEAR & PURCHASE PRICES LISTED:

2010 Kenmore Refridgerator- \$700.00 1996 GE Sm.Refridgerator- \$50.00
2010 Furnace- \$3300.00
2010 Regulator for propane tank \$100.00
2010 New well pump- \$300.00
2008 Frigidaire Kitchen stove/backsplash/vent&lights- \$1000.00
2007 Arctic Circle Evaporative Cooler- \$350.00
2006 Hot water heater- \$373.00
2006 Maytag washer/dryer- \$650.00 pr.
2004 Corn stove- \$2000.00
2001 Pressure tank for well- \$315.00
1996 Air compressor- \$359.00
 Microwave w/stand- \$75.00
 Maytag portable dishwasher- \$50.00
 Belt sander- \$100.00
 Bench grinder?- \$75.00
 Kitchen curtains- \$60.00

ITEMS FOR SALE THAT ARE NOT INCLUDED IN THE PURCHASE PRICE:

1968 J.D. Tractor w/ Attachments- \$8500.00
1980 Chevy 1ton dual wheel flat bed truck- \$1500.00
Feed wagon- \$400.00
1 New Round bale feeders- \$300.00 ea.
7 New Feed panels- \$168.00 ea.
Heavy duty swing gate/etc.cattle squeeze chute- \$1800.00
3 polydome calf huts complete w/ feeders- \$250.00 ea.

ITEMS THE SELLER IS KEEPING:

2006 Kitchen pantry- \$1800.00
Upright freeze
Chest freezer
Furniture
Household goods
Curtains/drapes- except kitchen
Area/throw rugs
Ben Franklin stove
Brass scale
Mowers
Pond??
Brass scale
Fencing stuff-what I need
Flag stones
Deco rocks/wood
Garden gate and post
Garden tools
1 Plastic tub- black
B-B-Q & tables/chairs
Planters/ bird feeders
Power tools/ hand tools