

77 ACRES PASTURE 2 MILES S OF BYERS CO 80103

- LOCATION:** 4 miles S of Byers. From Denver E-470 and I-70 go East on I-70 21 miles and Exit at Strasburg CO, at stop sign go Left over I-70 to Colfax Avenue then go Right (East) for 1 mile out of town. Where the road Y's follow the curve to the right on Hwy 40 for another 3 miles to Road 173 (Bradbury Rd). Go Right (South) just over the railroad and before the bridge there is a fence on the Right (West) side of the road heading SW. The unimproved easement to the property runs along the South side of the fence about ½ mile to the Property. SEE SITE MAP PROVIDED.
- ACREAGE:** 77+/- Total Assessor's Acres grass land. Property is being sold as grazing land. Due to its location to Byers it does have future development potential, however, because it is located ½ mile from the nearest county maintained road and power is about ¼ mile from the Property, it is being sold purely on its agricultural value.
- LEGAL:** The N1/2 of the NW1/4 of Section 18, Township 4 South, Range 61 West of the 6th P.M. County of Arapahoe, State of Colorado.
- IMPROVES:** None, the Property is raw agricultural land.
- PRICE:** \$48,000.00 cash at closing.
- WATER:** Any water rights that Seller owns.
- MINERALS:** Seller owns ½ of the minerals and is willing to transfer ½ or his ownership to the Buyer.
- TAXES:** 2013 land taxes are approximately \$48.34 paid annually. The county is increasing the Taxes for 2014 because the property has not been grazed for several years, However, this increase can be reversed by utilizing the land for agricultural income.
- SCHOOLS:** Byers School District 32-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. COLandRealty.com is a Transaction (neutral) broker not a Seller's agent. This offer is subject to error, change, prior sale or withdrawal.