

LOCATED 28 MILES NE OF BYERS CO IN ADAMS COUNTY

231 ACRES PASTURE LAND AND /OR DRY LAND HAY PRODUCTION

- LOCATION:** 1 Mile North of 13700 Deter Winter Road, Byers CO 80103 on the East side with ½ mile of County maintained frontage. From Byers go North on US Hwy 36 1 & ½ mile and follow curve East 10 miles to Hanks Crossing then North 11 miles to 112th then East 1 mile to Deter Winter Road then North 4 miles to the SW corner of the Property. Watch for COLandRealty.com Sign. See also Road Map link or call Broker at 303-748-7028.
- LEGAL:** The SW1/4 and the W1/2SE1/4 of Section 15, Township 1 South, Range 59 West of the 6th P.M. County of Adams, State of Colorado.
- ACREAGE:** 231.0+/- acres per the Adams County Assessor. Seller has no survey.
- PRICE:** \$184,800.00 or \$800 per acre.
- HAY RECORDS:** Hay records are attached hereto. On average Seller has produced approximately 180 1,100 pound round bales of grass hay on the Property.
- ZONING:** The Property is presently zoned A3 Agricultural which provided that the minimal dividable lot size is 35 acres.
- CURRENT USE:** The Property has been used as a grass hay farm with the predominant grass species being Western Wheat Grass on predominantly loamy sand soils. The Property could also be used for cattle /horses grazing or other recreational use. Grazing would require fencing of the Property and a stock and or domestic well drilled.
- WATER:** No current water source or septic. Buyer would have to apply for and bear the expense of the well and /or septic.
- MINERALS:** Seller is retaining all her mineral rights. It is her belief that she owns ½ of the mineral rights. The title commitment should indicate what mineral rights have been severed from the Property.
- TAXES:** 2017 taxes paid were approximately \$172.94 or approx. 75 cents per acre.
- SCHOOLS:** Byers School District 32-J classified as 2A for elementary, junior high and high schools.
- 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 is not a Seller's agent.

Year	DESC	Bales-1 100 lb	Avg Tons per ft	Totals P
1984			225	
1985			160	
1986			125	
1987			80	
1988			120	
1989			200	
1990			140	
1991	not growth			
1992			180	
1993	not good			
1994	not good			
1995			250	
1996			160	
1997	not good			
1998	not good			
1999			140	
2000			225	
2001			145	
2002	not good			
2003			192	
2004			170	
2005			250	
2006			210	
2007			77	
2008			100	
2009			150	
2010				

