

## 13300 HORROGATE ROAD, BYERS CO 80103

**640+/- TOTAL ACRES (369.9AC FARMABLE EXPIRED CRP & 248.8AC PASTURE)**

- LOCATION:** Located 18 miles NE of Byers or 26 miles South of Wiggins. On web site, click on road map link or call for map to be sent.  
From Byers go N on US Hwy 36 1 and ½ miles curving East ½ mile to Calhoun Byers Rd then N 8 miles to 88<sup>th</sup> Ave then E 2 miles to Behrens Rd, then N 3 miles to 112<sup>th</sup> then E 1 mile to Horrogate Rd then N 1 mile to the SW corner of the property.  
  
From Wiggins go S on Hwy 52 12 miles. Hwy 52 will curve and head W and take Hwy 52 W 1 mile to Rd4 then go S 5 miles to Rd A then go 2 miles W to Peoria Rd then go 3 miles S to 144<sup>th</sup> then go 1 mile W to Horrogate Rd then go 2 miles S to the NW corner of the property.
- ACREAGE:** 1,701+/- total acres of rolling grassland with wooded pine and dry creek bottom. A survey is necessary prior to closing to establish the exact acreage.
- OUTBLDGS:** 50'x90' round top quonset with concrete floor, lighting and corrals.
- WATER:** 70' stock well near the loafing shed and corrals powered by a solar panel. The submersible pump, solar panel, steel gates, 1 to 2 stock tanks, repair posts and possibly a couple other items are the property of the renter.
- MINERALS:** Title work is in the process to give some indication as to what portion of the mineral rights the Seller owns, if any.
- PRICE:** Property is priced at \$384,000.00 or \$600+/- per acre.
- LAND USE:** The renter is running 30+/- pair 6 months of the year at \$11 per pair and 30+/- cows the other 6 months at a rate of \$9 per pair averaging a total yearly income to the owner of approx. \$3,600.00. This is an approximation, the stocking rate can be more or less in any one year depending on conditions. The renter pays a little less than the area's average market rate for grass, however, he takes care of most if not all repairs and stocks the ranch conservatively to avoid overgrazing. The current rate of return on this property at the asking price is slightly less than 1%. Competitive cash lease rates run \$5 to \$6 per acre for grass and \$20 to \$25 per acre for farm land. The potential return on this property is (\$5.50 x 248.8ac pasture + \$22.50 x 369.9ac dryfarm - \$710 land tax) or \$8,990.00 annually which would be a 2.3% return on the asking price.
- TAXES:** 2010 taxes were \$709.76 or \$1.11 per acre.
- LEGAL:** All of Section 32, Township 1 South, Range 60 West of the 6<sup>th</sup> P.M., County of Adams State of Colorado.
- CLIMATE:** The average annual precipitation for this area is 15.4+/- inches. Denver and East holds a 70% chance of sunshine with 115 cloud free days. The average snowfall is 30 inches with 33 days per year having at least 1 inch of snow on the ground. The average summer temp is 71 degrees Fahrenheit with an average high of 86 and 34 days rising above 90. The average winter temp is 29 with an average low of 15 and 156 days falling below freezing. Average wind speed is 8.6 mph and average relative humidity is 60%.
- NOTE:** This information 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 will be working with any buyer's, not represented by a buyer's agent, as a Transaction (Neutral) Broker.

