

LOCATED JUST EAST OF STRASBURG, CO IN ADAMS COUNTY

THREE 45 ACRE HOME SITES ALL PAVED ACCESS TO I-70

- LOCATION:** Approximately 60000 CR2, 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, then East 1mile. At fork in Hwy keep left and keep going straight East changing into CR 2 for another 2 miles to the Property. COlandRealty signs are set on each of the 3 sites. The boundary of each site is a steel post with a lath extension on top. See also Road Map.
- LEGAL:** All three 45 acres sites are located in the W1/2 of Section 31, Township 3 South, Range 61 West of the 6th P.M. County of Adams.
- ACREAGE:** All three sites are slightly more than 45 acres. See Land Plat Survey and Legal Description.
- PRICE:** Site 1 (East Site) is priced at \$110,000. Site 2 (Middle Site) is priced at \$115,000 and Site 3 (West Site) is priced at \$125,000. 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. Sites cannot be divided without a variance from Adams County.
- OPEN PASTURE:** Currently the State of Colorado owns 640 of open pasture land West of the Sites. The Sites are also bordered on the South by creek bottom.
- FARM LAND:** Buyer should be aware that the Sites are located in an agricultural community. Wind and water erosion creating water runoff down draws and blowing dust is seldom but can occur. Herbicides, pesticides and fertilizers are applied on farm land for the control of weeds, bugs and to improve yields. If this is a potential issue for you, please consider a different location.
- CURRENT USE:** The Sites are currently being farmed and covered in Wheat stubble. The Seller is planning on planting the Property to Wheat in the fall for harvest in July of 2018, however, immediate possession of the property versus a short term lease back to the Seller to continue to farm the Property is negotiable.
- WATER:** No current water source or septic. Buyer would have to apply for and bear the expense of a well and septic permit and contractor.
- MINERALS:** Property includes all of Sellers mineral rights, if any. Seller believes that all the mineral rights have been by Union Pacific Rail Road or Anandarko.
- TAXES:** 2016 taxes paid were approximately \$3.00 per acre. Agricultural status for tax purposes can be maintained if Buyer shows some agricultural income from the Property.
- 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.