

1,701+/- ACRE COLORADO RANCH /HIDEAWAY /HUNTING PROPERTY

- LOCATION:** Located just 45 minutes East of Denver or 15 miles South of the Town of Byers & 25 miles Northeast of the town of Kiowa.
- 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:** 400' stock well at the quonset and a 100' stock well on the North side of the ranch.
- MINERALS:** Seller will transfer any minerals which he owns, pertaining to the Property. Seller does not know what percentage he owns.
- PRICE:** Property is priced at \$1,200 per acre or approx. \$2,041,000.00.
- LAND USE:** The majority of the property is rolling native pasture land with areas of moderate to heavy stands of mature ponderosa pine. There is approximately 1 mile of dry creek bottom with spotty Cottonwood. The Property is currently being utilized as an operating cattle ranch which will carry an average of 70 pairs 6 months per year, supplemental feed will be required to run cows year round.
- TAXES:** Land taxes run about \$1.00 per acre.
- LEGAL:** Sections 26, 27 and the N1/2 of 34 lying East of Rd 101, and all of Section 35, Township 6 South, Range 61 West of the 6th P.M. and the N1/2NE1/4 of Section 2, Township 7 South, Range 61 West of the 6th P.M.
- CLIMATE:** Denver and East holds a 70% chance of sunshine with 115 cloud free days. Average annual precipitation is 15.4+/- inches. 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%.
- COMMENTS:** Rare opportunity to buy a secluded hideaway this close to Denver. The Property has a scenic view of Pike's Peak and the Rocky Mountains. Wooded areas of Ponderosa Pine and a mile long dry creek bed with Cotton Wood provide an excellent habitat for Deer, Antelope, Dove and various other wildlife which frequent the Property.
- 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 Is a Transaction (Neutral) Broker.