

79000 I 12TH AVENUE, BYERS CO 80103

156+/- ACRE DRY FARM LAND (CRP) 20 MILES NE OF BYERS

- LOCATION: 20 miles NE of Byers. From Denver E-470 and I-70 go East on I-70 30 miles and Exit at Byers CO, at stop sign go Left under I-70 and continue North 2 miles on US Hwy 36 following curve East for 6 miles to Leader Rd then North 11 miles to 112th (dead end) then East 1/2 mile to the SW corner of the Property.
- ACREAGE: 156+/- Total Assessor's Acres. 153.6 is enrolled in the Conservation Reserve Program (CRP) for a cash rent of \$3,304.00 or \$21.51 per acre paid annually thru 9/30/20 when the contract will expire at which time the Property is well suited for pasture, farm land, development into 35+ acre home sites or possibly renewed into CRP for another 10 year term.
- LEGAL: The SE1/4 of Section 2, Township 2 South, Range 60 West of the 6th P.M. County of Adams, State of Colorado.
- IMPROVES: None, the Property is raw agricultural land.
- PRICE: \$171,600.00 cash at closing.
- WATER: Any water rights that Seller owns.
- MINERALS: Seller owns 1/2 of the minerals and is willing to transfer 1/2 of his ownership to the Buyer.
- TAXES: 2013 land taxes are approximately \$350.00 paid annually.
- 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.