

5 & 1/2 MILES SOUTHEAST OF WATKINS CO HOME ON 34 ACRES WOODED CREEK BOTTOM



ADDRESS: 1250 S Bonnie Lane, Watkins CO 80137

LOCATION: From Watkins take Watkins Rd South 1 mile to 6th Ave then East 1 mile to Imboden then 1 mile South to Alameda then 1&1/2 miles East to Bonnie Lane then 1 mile South to the Property. (Watch for signs).

LEGAL: Property is located in the NE1/4 of Section 21, Township 4 South, Range 64 West of the 6th P.M. County of Arapahoe. State of Colorado.

ACREAGE: 34.72 Acres per the Arapahoe County Assessor.

PRICE: \$650,000.00 Cash at closing.

OUTBUILDING: 72' x 32' metal barn, wood frame, 1/2 concrete floor.

MINERALS: Seller is reserving any mineral rights that they own in respect to the Property.

ZONING: Property is zoned A-1 Agricultural with minimum lot size of 19 acres.

TAXES: 2017 Property taxes are approximately \$2,158..35.

BROKER'S: Rare opportunity to buy a home site with wooded creek bottom just East of Aurora.

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.