

# 42132 RIDGE RD DEER TRAIL CO 80105 (GREEN AREA)

## SCENIC 685+/- ACRE RANCH WITH HOME & BARN IN THE PINES

PRICED AT \$850,000 (WILL DIVIDE)

16 MILES SOUTH OF BYERS

(YELLOW OUT) 1,701 ACRES PASTURE

NOT PART OF SUBJECT BUT ALSO FOR SALE

FOR \$1,200 PER ACRE

### NORTH

89.5+/- ACRES WITH MANUFACTURED HOME & 2 BARN PRICED SEPARATELY AT \$271,000

315+/- AC PASTURE (TREES ONLY IN NW CORNER PRICED SEPARATELY \$208,000 OR \$650 /AC)

### SUBJECT GREEN 685 AC

42132 RIDGE RD / HOUSE AND BARN

89.5+/-AC

IRREGULAR GREEN PATCHES ARE HEAVY PINE COVER

GATE

-3/4 AC FENCE DISCREPENCY

WINDMILL & STOCK TANK

101

NO FENCE

+1.8 AC FENCE DISCREPENCY

POOR FENCE OFF SURVEY LINE

274.8+/-AC

NO FENCE

+2.0 AC FENCE DISCREPENCY

RANCH GATE & TRAIL

166

OUT

315.22+/-AC

WELL, TANK, CORALLS NOT INCLUDED

160+/- AC (NOT INCLUDED WITH SUBJECT BUT ONLY PARTIALLY FENCED OUT) FOR SALE BY SEPARATE OWNER, 330' STOCK WELL, NO ROAD ACCESS, OPEN TO OFFERS

## COLANDREALTY.COM

T70S R610W S11

FRANK 303-748-7028

T70S R610W S12

