

## SCENIC 156 ACRE IMPROVED RANCH WITH 1 MILE WOODED CREEK

6100 SOUTH COUNTY ROAD 205, DEER TRAIL, CO 80105

- LOCATION:** Located 3 miles West of Deer Trail or 50 miles East of Denver.
- DIRECTIONS:** From Aurora CO (E-470 and I-70) go East on I-70 39 miles and take exit 328 at Deer Trail. At Stop sign go right (West) on Cedar Ave 1 mile to Hwy 40 (dead end) then left ½ mile to CR 38 then right (West) 3 miles to CR 205 then left (South) ¼ mile to the Property.
- LEGAL:** The W1/2 of the W1/2 of Section 22, Township 5 South, Range 60 West of the 6<sup>th</sup> P.M.
- PRICE:** \$495,000.00 cash at closing.
- ACREAGE:** 155.92 Acres per the Arapahoe County Assessor's office. Assessor parcel #2061-00-0-00-123.
- LAND USE:** Excellent property for a working ranch, hunting property and /or investment property by subdividing into a total of 4 wooded 35 acre home sites. The property has 1 mile of wooded creek bottom where deer, antelope, turkey, dove and various other fowl and wildlife frequent the Property.
- CROPLAND:** The Property is currently established to grass, however, it does have roughly 80 acres of flat bottom land that could be used to raise alfalfa or other crops.
- HOME:** Beautiful 1,700+/- square foot fully bricked ranch home built in 2002 with a full basement and additional 1,530 sf of finished living area. 744 sf deck, 841 sf 2 car garage, 4 bedroom, 3 bath, forced air propane furnace, central vacuum system, air conditioning, beautiful landscaping and sprinkler system.
- OUTBLDGS:** 2009 40' x 60' pole barn with two 14' overhead doors. No concrete, power or lighting.  
2000+/- portable loafing shed.
- MINERALS:** Seller prefers to keep the minerals. To the best of her knowledge she believes to own ½ based on title work.
- TAXES:** 2013 taxes \$1,198.30.
- SCHOOL:** Deer Trail School District 26-J for elementary, junior high and high school.
- COMMENTS:** Rare opportunity to buy acreage with such a large amount of wooded creek bottom. The property is located in a secluded undeveloped hideaway close to town and I-70 and scenic view of the creek bottom and surrounding area.
- BROKER NOTE:** COLandRealty.com is a Transaction (neutral) broker not a Seller's agent. 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.