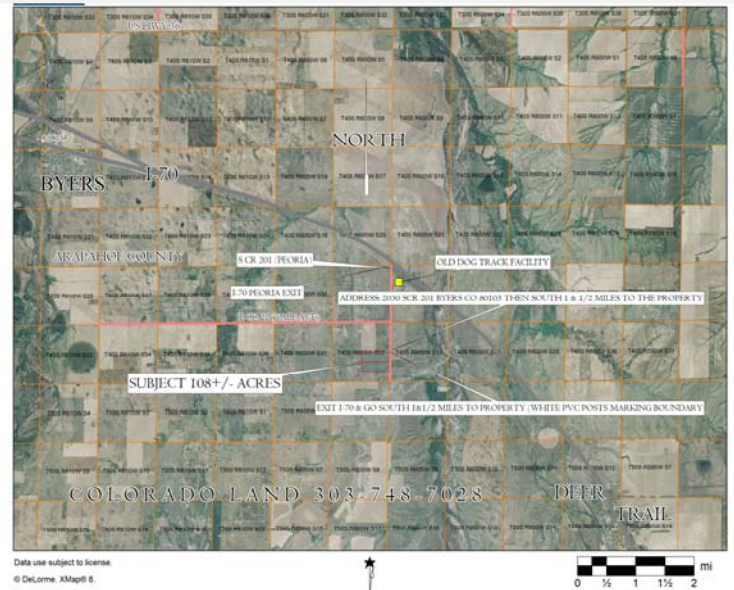


## 108+/- ACRES GRASS LAND 7 MILES E OF BYERS CO / EASY I-70 ACCESS



ADDRESS: 1 & 1/2 miles South of 2050 S Cnty Rd 201, Byers CO 80103.

LOCATION: From Denver E-470 and I-70 go East on I-70 33 miles and take I-70 Exit 281 at Peoria Crossing Road then take a right and go South 1 & 1/2 miles to the NE corner of the Property on the West side of Peoria.

MARKERS: The Property corners are marked on white PVC posts along the road. The Property consists of Parcels 1 and 2, but not parcel 3.

ACREAGE: 108.13+/- acres which includes both Parcel 1 and Parcel 2.

PRICE: Price \$165,000.00. Seller may consider an offer on parcel 1 or parcel 2 separately, per site.

CURRENT USE: Grazing cattle.

ZONING: The Sites are zoned AE -Agricultural (minimal dividable lot size of 35 acres). Permitted for one single family residence per 35 acre site.

WELL /SEPTIC: No current water source on the Sites. It is Buyer's responsibility to apply for and pay for a well and septic permit and installation.

MINERALS: Seller is not reserving any mineral rights. All of Seller's mineral rights, if any, will transfer to the Buyer at closing.

WATER RIGHTS: Seller is not reserving any water rights. Seller has not paid for a water determination or a decree in order to have a transferrable water right.

TAXES: Approximately \$1.00 per acre per year.

SCHOOLS: Byers School District 32-J 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. This offer is subject to error, change, prior sale or withdrawal. Broker can serve Buyer as a Transaction (neutral) Broker.