

355.71 ACRES ADAMS COUNTY FARM LAND

LOCATED JUST 12 MILES NORTHEAST OF BYERS, CO

- LOCATION:** No address assigned. The property is located on the corner of 56th Ave and Rector Leader Road in Adams County. From Byers take US Hwy 36 1 & ½ miles North and follow curve East 7 miles to Rector Leader Road then go North 3 miles to the SE corner of the Property located on the West side of the Leader Road. See Road Map provided.
- LEGAL:** Section 15, Township 3 South, Range 60 West of the 6th P.M. except parcel recording #2009000036860 and except road recording #2009000037928. (Approximately the E1/2 of the Section).
- ACREAGE:** 355.71+/- total acres per the Adams County Assessor.
- PRICE:** \$409,000.00 or approximately \$1,150 per acre. Cash to Seller. Private financing may be available.
- FRONTAGE:** The Property has 1 mile of frontage on county maintained gravel Rector Leader Road and approximately ½ mile of frontage on 56th Ave dedicated to Adams County but only a dirt field road used in relation to the Property and to provide access to the owner of the W1/2 of the Section.
- CROPS /SOILS:** Soils predominantly consist of productive Weld Loam and Ascalon Sandy Loam soils with a 0-3 percent slope. Property is currently planted to wheat for harvest in July of 2016. Seller will retain 2/3 interest and Buyer will get 1/3 interest.
- TOPOGRAPHY:** Property is gently sloping to the East.
- ZONING:** The Property is presently zoned A3 Agricultural which provides that the minimal dividable lot size is 35 acres.
- WATER:** There is an old well on the property however the condition is unknown and there appears to be no recording information with the Division of Water Resources. Wells dug prior to 1972 did not require a permit. The Division of Water requests that on a sale of property that any existing unpermitted wells be permitted at little or no cost.
- MINERALS:** All minerals, if any, will transfer with the property to the Buyer. It is Seller's belief that the minerals were retained by Union Pacific Rail Road in the early 1900's.
- IMPROVEMENT:** None. The Property is currently vacant farm land.
- TAXES:** 2015 property taxes are \$881.12 or \$2.48 per acre.
- SCHOOLS:** Byers School District 32-J. Single A 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 is a Transaction (neutral broker) not a Seller's agent.