

1 & 1/2 MILES NORTH OF DEER TRAIL CO FOUR 35+/- ACRE HOME SITES (PRINT FOR CLARITY)



ADDRESS: 81101 East Stanford Place Deer Trail CO 80105

LOCATION: From Deer Trail take CR 217 (Price Road) 1&1/2 miles North to East Stanford Place then East to view the Properties. (Watch for signs).

LEGAL: Sites are located in the N1/2 of Section 7, Township 5 South, Range 59 West of the 6th P.M. County of Arapahoe. State of Colorado.

ACREAGE/ Parcel #3 is 38.84 acres priced at \$75,000.00.

PRCE Parcel #5 is 44.33 acres priced at \$78,000.00.

Parcel #6 is 38.36 acres priced at \$75,000.00.

Parcel #7 is 38.96 acres priced at \$75,000.00.

FINANCING: Seller financing available for up to ten years with 20% down and balance at 10% interest.

MINERALS: Property to include owner's mineral rights, if any, pertaining to the Property. It is Seller's belief that he owns little or no minerals and that all mineral rights were reserved by Union Pacific in the early 1900s.

ZONING: Property is zoned AE Agricultural with minimum lot size of 35 acres.

TAXES: Property taxes are approximately \$2.31 per acre.

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.