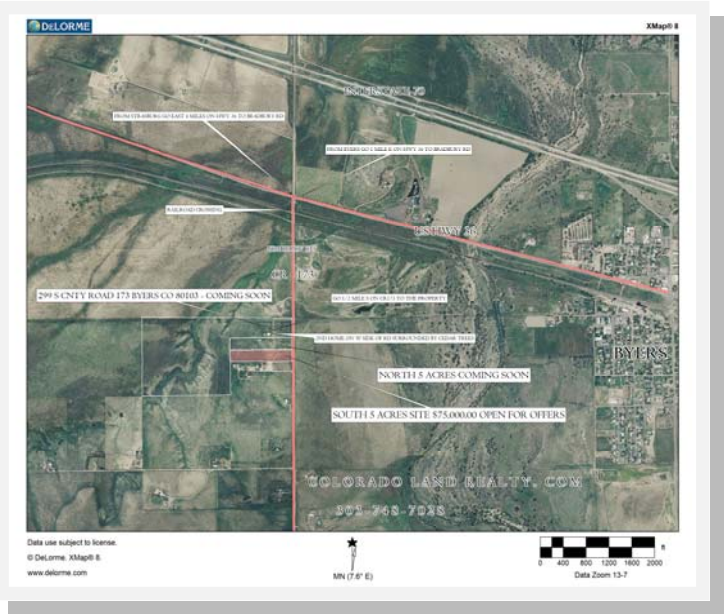


5+/- ACRE HOME SITE 1 MILE WEST OF BYERS CO (SOUTH 5 ACRE SITE)



- ADDRESS: Property is located just South of 299 S County Road 173, Byers CO 80103
- LOCATION: From Byers go W of US Hwy 36 1 mile to Bradbury Road 173 then S over RR Tracks 1/2 mile to the Property. Watch for COLandRealty sign
- LOCATION: From Strasburg go East on Colfax 1 mile taking fork to the Right on US Hwy 36 four miles to Bradbury Road 173 the S over RR tracks 1/2 mile to the Property. Watch for COLanRealty sign,
- LEGAL: Located in the NE corner of Section 18, Township 4 South, Range 61 West of the 6TH P.M County of Arapahoe.
- ACREAGE: 5+/- Acres per the Arapahoe County Assessor.
- PRICE: \$75,000.00 cash at closing. No seller financing.
- WATER: No well. Buyer will have to apply for both a water and septic permit on the Property..
- MINERALS: Property to include owner's mineral rights, if any, pertaining to the Property.
- ZONING: The property consisting of 5 acres is zoned as A2 Agricultural allowing a minimal lot size of 9 acres by going through the county subdivision process. However, the subject property which is only 5 acres has been grandfathered in as a valid home site based on a letter dating back to February of 2002 and a confirmation letter dated June 20, 2018 from Arapahoe County affirming that the Property is a valid home for obtaining a building permit.
- TAXES: Annual property taxes are approximately \$396.00.
- COMMENTS: Property has an a high location for a walkout basement and beautiful views of Byers, Bijou Creek and Quint Valley Golf Course in close proximity to Interstate 70 and the town of Byers.
- 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.