

38+/- ACRE HOME SITE / 7 MILES S OF STRASBURG / PAVED ACCESS / MOUNTAIN VIEW



LOCATION: 7 miles South of Strasburg CO. From Denver E-470 and I-70 go East on I-70 21 miles and take Exit 310 at Strasburg CO, at stop sign go Right then immediate Left East 1/4 mile and follow curve South on South County Rd 157 for 7 miles to Rd 30 Quincy and the NE corner of the Property. See road map.

ACREAGE: 40 acres per Adams County Assessor. Excluding roads, usable land is 38+/- acres.

PRICE: \$140,000.00 cash at closing.

CRP: The Property is established in grass and is enrolled in the Conservation Reserve Program (CRP). The Property is reserved for preservation of the soil and for wildlife and cannot be grazed or hayed until 10/1/2020.

ZONING: The Property is presently zoned A3 Agricultural (minimal dividable lot size of 35 acres).

WELL /SEPTIC: It is Buyer's responsibility to apply for and pay for a well and septic permit and installation.

MINERALS: Any mineral rights will be transferred to the Buyer. It is Seller's belief that she owns no minerals.

TAXES: 2018 annual property taxes approx. \$124.00.

SCHOOLS: Strasburg School District 31-J classified as 2A 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 and not a Seller's agent.