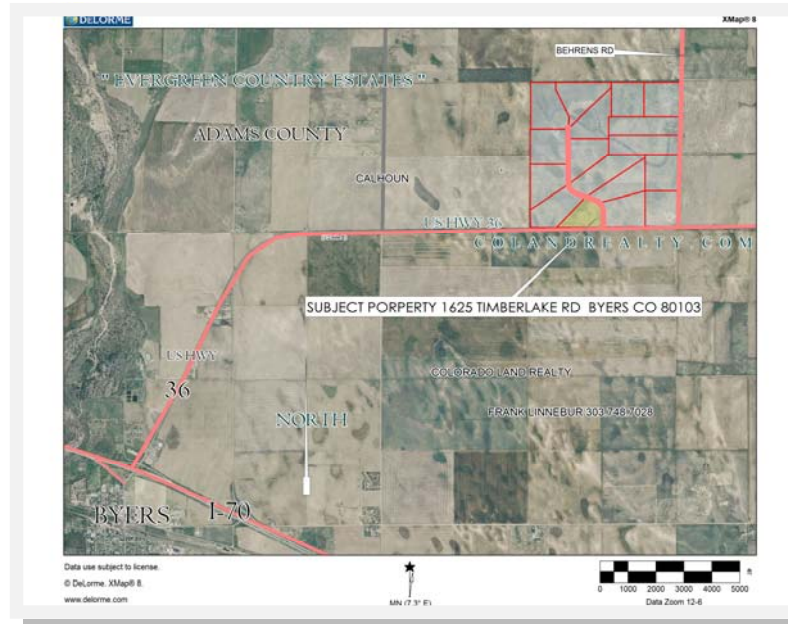


35.54 ACRE HOME SITE / 4 MILES NE OF BYERS CO / CLOSE TO PAVED ROAD / CLOSE TO I-70



- LOCATION:** 4 milers NE of Byers CO. From Denver E-470 and I-70 go East on I-70 26 miles and take Exit 316 at Byers CO, at stop sign go Left (North) under I-70 and continue North 1&1/2 miles and follow curve East 2 miles to Timberlake Road then 1/4 mile North to the Property. See map above.
- ACREAGE:** 35.54 acres per Adams County Assessor.
- PRICE:** \$140,000.00. Short Term Seller financing may be available at 8.0% APR.
- CURRENT USE:** Haying property for grass hay.
- 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. Minerals have been reserved by the State of CO.
- TAXES:** 2019 annual property taxes approx. \$33.00.
- SCHOOLS:** Byers School District 32-J classified 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 the owner of the Property.