

THREE 40 ACRE HOME SITES 5 MILES S OF BYERS CO PRICED AT \$175,000



AVAILABLE 3 - 40+ acre home sites \$175,000/SITE 5 miles S of Byers

PARCEL 3: 41.87 acres priced at \$175,000 AVAILABLE.

PARCEL 4: 45.32 acres priced at \$175,000 AVAILABLE.

PARCEL 6: 44.39 acres priced at \$175,000 AVAILABLE.

ADDRESS: Parcels lie directly West of 4660 S County Road 181, Byers CO 80103 on West side of the Road. Watch for signs. Parcels 4, 5 and 6 are for sale.

LOCATION: 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 (South) on Main Street for ¼ mile crossing RR tracks to Front Street. Then go Left (East) 3/4 mile to Exmore Rd then go Right (South) 5 miles to the Property on the West side of CR181. Watch for signs. View road map.

CURRENT USE: The Sites are currently being farmed however could be converted back to grass land for home site or livestock.

ZONING: The Sites are zoned AE Agricultural (minimal dividable lot size of 35 acres). Permitted for one single family residence per site.

WELL /SEPTIC: No current water source on the Parcels. It is Buyer's responsibility to apply for and pay for a well and septic permit and installation.

MINERALS: .Seller is not reserving any mineral rights. UPRR reserved the oil rights back in the early 1900's.

WATER RIGHTS: Buyer to apply for and get approval for a 15 gallon per minute domestic / livestock well permit.

TAXES: Approximately \$3.50 per acre.

SCHOOLS: Byers School District 32-J for elementary, Junior High and High School.

NOTE: Broker can serve Buyer as a Transaction (neutral) Broker, not a Seller's agent. 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.