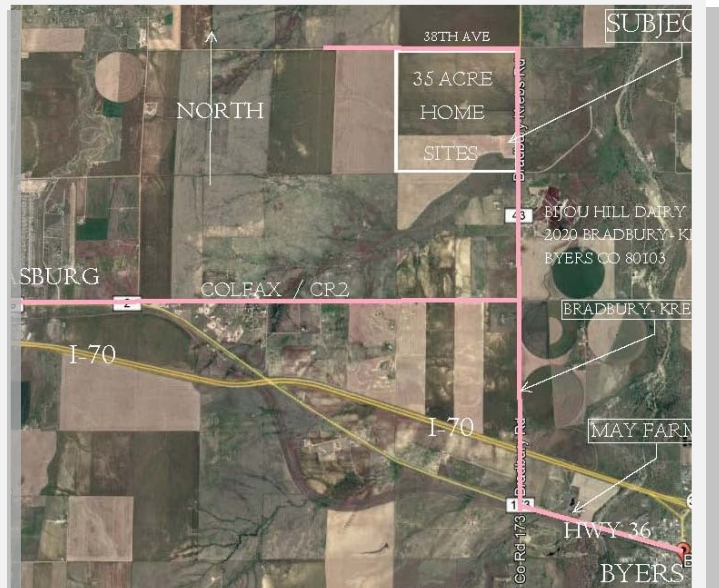


### 35+ ACRE HOME SITES 4 MILES NE OF STRASBURG CO PRICED AT \$185,000 PER PARCEL



PARCELS 9, 10, 11, 12, and 13 are for sale for \$185,000 per parcel. ALL 5 are for sale for \$768,000 or \$157,000 per parcel.

**ADDRESS:** Property lies 1/2 mile North of 2020 Bradbury Krebs Rd Byers CO 80103 on West side of the Road. Watch for signs. Properties 8, 14, 15 and 16 are for sale. View road map.

**LOCATION:** 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 Left over I-70 ¼ mile to Colfax Ave, then East 1 mile. At fork in Hwy keep left and keep going straight East changing into CR 2 for another 3 miles to Bradbury Krebs Road then 1 mile North to the Property. Watch for signs on the West side of the Road.

**CURRENT USE:** The Sites are currently being farmed however could be converted back to grass for pasture. Site 16 is partially grass land.

**ZONING:** The Sites are zoned A3 Agricultural (minimal dividable lot size of 35 acres). Permitted for one single family residence per site.

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

**MINERALS:** Any mineral rights will be reserved by the Seller.

**WATER RIGHTS:** Seller will transfer sufficient water rights to Buyer for 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. Broker is 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.