

639.28 ACRES GRASSLAND 16 MILES EAST OF DEER TRAIL CO



LOCATION: Property lies 16 miles East of Deer Trail, Colorado. Property lies 4 miles off of the nearest county road and accessed by a trail road easement. View or call Broker for Road Map and directions.

ADDRESS: Vacant Land, no address.

LEGAL: Section 31, Township 5 South, Range 57 West of the 6th PM , County of Arapahoe, State of CO

ACREAGE: 639.28+/- Total Acres per Arapahoe County Assessor) there is no current survey of the Property.

PRICE: \$450,000 or \$704 per acre. No owner carry. Broker may have short term private financing options.

FENCE: 3 sides fenced . The East side needs approx. 1 mile of fence to be able to graze.

WATER: No well. Water availability in the area is limited and only shallow water is present . Buyer would have to apply for a well permit in order to find out if a producing well could be drilled.

MINERALS: Property includes all of Seller's minerals, if any.

TAXES: 2022 property taxes paid in 2023 were are \$863.00 or \$1.35 per acre.

NOTE: The information contained herein is reliable but not guaranteed by Seller or Broker. This offer is Subject to error, prior sale or withdrawal. Broker is a Transaction (neutral) Broker.