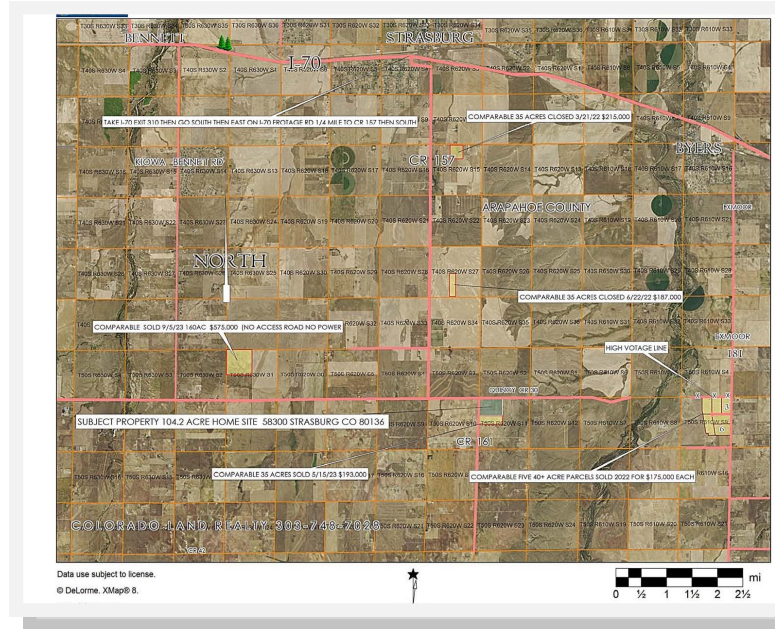


104.2 ACRES 8 MILES SOUTH OF STRASBURG CO / 1 MILE FROM PAVED ACCESS / MOUNTAIN VIEW



ADDRESS: 58300 E County Road 30, Strasburg CO 80136. County Road access maintained by Arapahoe County.

LOCATION: Eight mile South of Strasburg, CO. See Road Map link.

LEGAL: Located in the NW portion of Section 11, Township 5 South, Range 62 West of the 6th P.M.

PRICE: \$570,000.00 cash at closing. Private financing may be available.

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ACREAGE: 104.2 acres per professional survey of the Property. (Parcel A)

ZONING: The Property is presently zoned AE Agricultural (minimal dividable lot size of 35 acres for a single family residence)

IMPROVEMENT: Fenced on the North East and West boundary.

WATER: Buyer will have to apply for a well permit thru Division of Water Resources. There is an old unregistered stock well on the Property near the SW corner near the Road but the condition is unknown.

MINERALS: Based on the title commitment Union Pacific Railroad possesses all the mineral interest in the Property. Seller will transfer any mineral interest he owns, if any.

TAXES: 2023 annual property taxes approximately \$3.50 per acre or \$242.00 per year.

SCHOOLS: Strasburg School District 31-J 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.