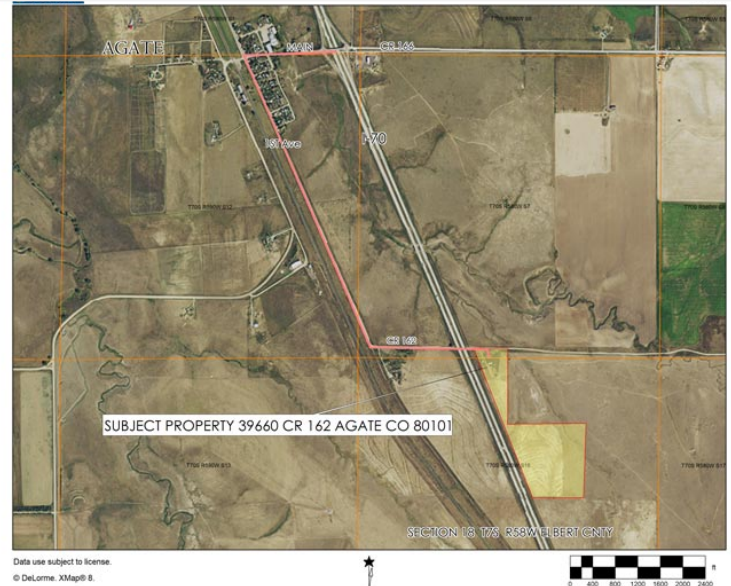


47 ACRES WITH OLDER HOME 1 MILE EAST OF AGATE CO . I-70 FRONTAGE FOR BUSINESS..



- ADDRESS:** 39660 CR 162 Agate CO 80101. From Denver E-470 and I-70 go East on I-70 51 miles and take Exit 340 at Agate CO, at stop sign go Right over I-70 on Main St 1/4 mile to 1st Ave, then Left 1mile to CR 162 then left under I-70 to the Property
- PRICE:** \$399,000.00. Property has 2,800 feet of frontage on I-70 . Great advertisement for home business.
- ACREAGE:** 46.92 per professional survey of the Property. Property is contiguous but is narrow in one area.
- ZONING:** The Property is presently zoned Agricultural (minimal dividable lot size of 35 acres for a single family residence. Any subdivision of the property would have to be approved thru Elbert County.
- IMPROVEMENT:** 1927 ranch house 940 sf main and 780sf partially finished bsmt 1bath and 2 bed, older combined garage and shop with dirt floor 18' x 20' for the garage and 40' x 16' for the shop dirt floor. floor shed, 10' x 12' storage bldg. and 7' x 10' garden shed. 16' diameter grain bin with steel floor.
- WATER:** Unregistered domestic well.
- 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:** 2022 annual property tax was \$561.52
- SCHOOLS:** Agate School District 300 for elementary, Junior High and High School. Sports classified as 1A are only provided for elementary and Junior high, High school students will go to either Deer Trail or Limon.
- 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.