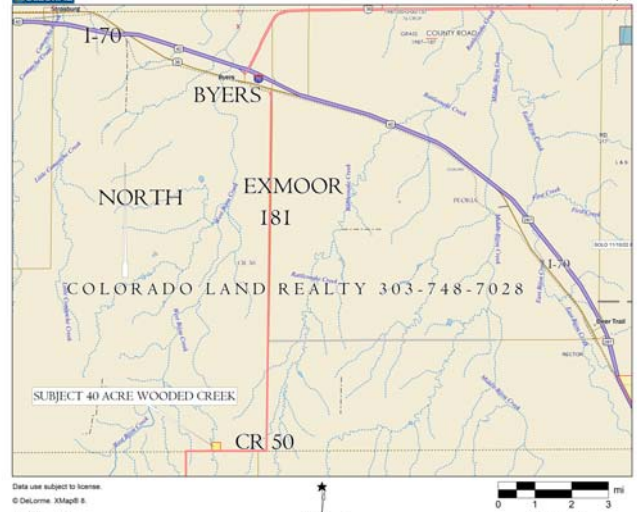


40 ACRES WOODED CREEK BOTTOM 11MI S OF BYERS WITH WELL & BARN \$300,000.00



ADDRESS: 64151 E CR 50, Byers CO 80103. From Byers take Exmore Road 181 10 miles South to dead end and then 1.25 miles West on CR50 (County Line Road) to the Property on the right side. Watch for sign at entrance. Property has 1/4 mile frontage on CR50 and is 1/4 mile deep. All Property corners are marked with a white PVC post with pink decal.

PRICE: \$300,000.00. Property has 2,800 feet of frontage on I-70. Great advertisement for home business. ..

ACREAGE: 40 acres. Seller has a professional survey of the Property.

ZONING: The Property is presently zoned AE Agricultural which requires a minimal parcel size of 35 acres for a single family residence.

IMPROVEMENT New 30' x 40' pole barn with metal siding and roof, spray insulated ceiling, dirt floor, blue & white.

WATER: 65 foot deep domestic and livestock Well Permit Number 331564 drilled 2/15/2024

MINERALS: Seller will transfer any mineral interest he owns, if any.

TAXES: 2024 annual property tax was \$211.00

SCHOOLS: Byers School District 32J 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.