



Address: Horrogate Rd	Property Type: Land	List: \$384,000
Listing #: 1025691 Status: Active	Backup/First:	PSF: PPA: \$600.00
Status Conditions: Accepting Offers		
Approval Conditions: N/A		
Area: ESN E Suburban North	PIN: 0155700000115	Seller Type: Individual
Sub Area: leader area	Zoned: ag	County: Adams
Type: Residential,Horse Property,Agricultural	Zoning Jurisdiction: County	City: Byers
Faces:	Acres: 640	Zip: 80103
NS Direction: Out Of Metro #:	Lot Size:	Covenants: No
EW Direction: Out Of Metro #:	Site Frontage:	Unincorporated: Yes
Map / Section:	School District: Byers 32-J	Survey:
Taxes: \$710	Elementary: Byers Public School	Accessed By: Public Road
HOA Quoted:	Junior High: Byers Public School	Maintained By: County
Multiple HOAs:	Senior High: Byers Public School	Road Surface: Gravel
Topography: Gently Sloping,Meadow,Wooded,Stream	Horses: Zoned For,Well Allows For,Water - Stream/Spring	
Water: Well,Water Rights Available	Sewer:	Gas:
Water Tap Paid:	Sewer Tap Paid:	Gas Tap Fee:
Water Tap Fee:	Sewer Tap Fee:	Electricity:
Well: Operational		
Permit/Registration # for Well:		
Usage for Well: Other		
Description: Avail Soil Report,Fenced,Mineral Rights Included,Water Rights Included		
Public Remarks: 640 acres dryland farmground, expired CRP and native grass. 18 miles NE of Byers, CO. Some trees, seasonal creek. Priced to sell.		
Broker Remarks: CO-Listed with Frank Linnebur COlandrealty.com		
Directions: East of Byers on Hwy 40 to Calhoun Byers Road, north to 112 AvE, east to Horrogate road north one mile to SW corner on east side.		
Loan Balance:	Terms: Cash,Conventional,OWC	Additional Terms: 150K down terms
Buyers Agency: 3.00	Prospect Reservation:	Listor Phone: 303-883-8493
Trans Broker: 3.00	Limited Service: No	Office Phone: 303-621-2555
Variable Commissions: No		Showing Phone: 303-883-8493
Listor: JAMES F DIGBY	Exclusive: Exclusive Right	Fax: 303-621-2717
Listing Office: CO-KA-NE CONSULTANTS INC	Current List Date: 08/10/11	Email: JIMDIGBY@CO-KA-NECONSULTANTS.COM
Office ID: 0096G	Original List date: 08/10/11	URL: WWW.CO-KA-NECONSULTANTS.COM
Legal: SECT,TWN,RNG:32-1-60 DESC: ALL 640A		
Earnest Check To: Heritage Title		Minimum Earnest: \$20,000
Possession: negotiable, subject to lease.		