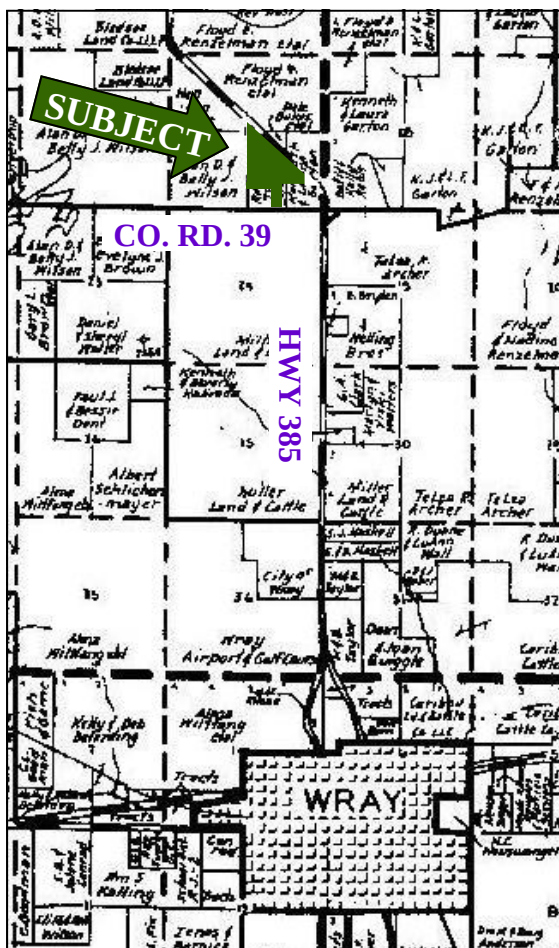


Four Scenic Lots Near Wray, CO

If you have always wanted an acreage of your own, here is the perfect opportunity. These four country lots are located just 4 miles north of Wray, Colo. & can be used for residential, commercial or agricultural purposes. Lot 1 - 11.21 acres; Lot 2 - 11.22 acres; Lot 3 - 11.21 acres; Lot 4 - 6.32 acres. Good water area for private wells. Phone and electricity are adjacent to the property. Lots 1, 2 & 3 have Hwy. 385 access, and Lot 4 has access from Co. Rd. 39. Great location near town!



Lots are located in
T2N, R44W, Sec. 13: SE/4



2011 TAXES: \$24.38 as Ag
LISTED PRICE: \$3,000/AC.

Contact Listing Broker: Reese W. Shay
970-630-5006 (cell) reese@ShayRealty.com



SHAY REALTY, INC.

Serving Colorado, Kansas & Nebraska
107 E. Washington St., P.O. Box 576, St. Francis, KS 67756
www.shayrealty.com

This information, while not guaranteed, is from sources believed to be reliable.

SUBDIVISION EXEMPTION SURVEY

OF FOUR TRACTS OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO

NORTH 1/4 CORNER OF
SECTION 13-2N-44W
FOUND 2 1/2" GLO
BRASS CAP ON 1" PIPE

FOUND 1 1/2" ALUM.
CAP ON #5 REBAR
STAMPED "JEFERIES LS 3643"

FOUND 1 1/4" ALUM. CAP
ON #5 REBAR
STAMPED PER
BLM STANDARDS ON REBAR

FOUND 1 1/2" ALUM. CAP
ON #5 REBAR
STAMPED "JEFERIES LS 3643"

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LEGAL DESCRIPTION FOR LOT 1

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'34" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 948.92 FEET TO THE POINT OF BEGINNING OF LOT 1; THENCE CONTINUING N 00°13'34" W ON SAID WEST LINE A DISTANCE OF 1308.89 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1027.79 FEET; THENCE S 47°12'48" W A DISTANCE OF 850.49 FEET TO THE POINT OF BEGINNING CONTAINING 11.21 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR LOT 2

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'34" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 948.92 FEET TO THE POINT OF BEGINNING OF LOT 2; THENCE CONTINUING N 00°13'34" W ON SAID WEST LINE A DISTANCE OF 420.12 FEET; THENCE N 47°12'48" E A DISTANCE OF 850.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 438.52 FEET; THENCE S 47°12'36" W A DISTANCE OF 1085.13 FEET; THENCE S 89°59'44" W A DISTANCE OF 191.59 FEET TO THE POINT OF BEGINNING CONTAINING 11.22 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR LOT 3

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'34" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 948.92 FEET; THENCE N 89°59'44" E A DISTANCE OF 191.59 FEET TO THE POINT OF BEGINNING OF LOT 3; THENCE N 47°12'36" E A DISTANCE OF 1085.13 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 438.52 FEET; THENCE S 47°12'48" W A DISTANCE OF 850.49 FEET; THENCE S 89°59'44" W A DISTANCE OF 191.59 FEET; THENCE S 89°59'44" W A DISTANCE OF 1141.61 FEET TO THE POINT OF BEGINNING CONTAINING 11.21 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR LOT 4

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'34" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 948.92 FEET TO THE POINT OF BEGINNING OF LOT 4; THENCE CONTINUING N 00°13'34" W ON SAID WEST LINE A DISTANCE OF 178.67 FEET; THENCE N 89°59'44" E A DISTANCE OF 822.21 FEET; THENCE S 00°42'23" E A DISTANCE OF 528.99 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 438.52 FEET; THENCE N 89°59'44" W ON SAID SOUTH LINE A DISTANCE OF 312.43 FEET; THENCE N 00°12'47" W A DISTANCE OF 348.91 FEET; THENCE N 89°59'44" W A DISTANCE OF 810.10 FEET TO THE POINT OF BEGINNING CONTAINING 6.32 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION

A 60 FOOT WIDE INGRESS/EGRESS EASEMENT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'34" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 948.92 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE N 47°12'48" E ON THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 850.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 438.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 47°12'36" W ON THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 850.49 FEET; THENCE N 42°47'24" W PARALLEL WITH THE EAST LINE OF SAID LOT 2 A DISTANCE OF 438.52 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE N 47°12'48" E ON SAID NORTH LINE A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING CONTAINING 6.80 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

A TITLE SEARCH WAS NOT REQUESTED NOR CONDUCTED BY ME FOR THIS PARCEL. THEREFORE, ALL RECORDED RIGHT-OF-WAYS OR EASEMENTS MAY NOT BE SHOWN.

BEARINGS FOR THIS SURVEY ARE BASED ON A SURVEY BY NEAL E. MCCORMICK, PLS 26602, DATED AUGUST 30, 2005, WITH A RECORDED BEARING ON THE SOUTH LINE OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST, WHICH BEARS NORTH 90°00'00" EAST. THE SOUTHEAST SECTION OF THE NORTH, SOUTH AND CENTER QUARTER CORNERS ARE MONUMENTED AS SHOWN.

SET NO. 4 BARS 24" LONG WITH YELLOW PLASTIC I.D. CAPS STAMPED "DICKINSON PLS. 36571" AT THE POINTS SHOWN THUS $\bullet$, UNLESS OTHERWISE NOTED.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LEGEND

- $\bullet$ FOUND ALIQUOT CORNER
- $\oplus$ SET ALIQUOT CORNER
- $\bullet$ MONUMENT SET
- $\bullet$ 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED PLS. 36571
- P- PLATTED DISTANCE
- A- ACTUAL DISTANCE
- x TEMPORARY POINT

SCALE 1" = 200'

SURVEYOR'S STATEMENT

I, RYAN E. DICKINSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: RYAN E. DICKINSON
COLORADO PROFESSIONAL SURVEYOR
REGISTRATION NO. 36571