

Clark & Associates Land Brokers, LLC

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Presents

SMIALEK CREEK

Bennett, Adams County, Colorado



Listing Price: \$1,155,200

Address: TBD

Size: 304± deeded acres

Zoning: Agriculture

Location: Bennett, CO

Taxes 2017: \$789.64

Property Features: The Smialek Creek is a contiguous 304± deeded acre ranch located approximately 1/2 mile east of Bennett, Colorado in a very sought-after area of Colorado. This ranch property consists of 146± dryland farm acres and 158± grazing acres. The topography of the ranch features heavily-sodded grass pastures and a beautiful mature tree-lined creek bottom which offers ample protection for livestock and wildlife. Historically, the ranch is owner-rated at summer grazing of 25 to 30 pairs from May through October. Improvements include a 26'x80' livestock shed with electricity; 36'x70' enclosed calving pole barn with electricity and a 12'x28' enclosed tack/feed room. Reliable stock water is provided by two livestock tanks and four automatic water tanks with multiple steel and wooden corrals that have approximately 485 feet of bunk space to support a 200-head feedlot. Several amenities for the outdoor enthusiast can be found on the ranch such as hiking and hunting opportunities with an abundance of wildlife. The ranch offers excellent habitat for several species of wildlife including whitetail deer, mule deer, turkey, and waterfowl.

For additional information or to schedule a showing, please contact:

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Licensed in CO & WY & NE

Cory Clark-Broker, REALTOR®

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Licensed in WY, NE, CO, SD, ND, MT

Notice to Buyers: Colorado Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**



The printed portion of this form, except for differentiated additions, have been approved by the Colorado Real Estate Commission, (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction –broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____.

BUYER _____ **DATE** _____

On _____, Broker provided _____
with this document via _____ and retained a copy for Broker's records.

BY: _____ DATE _____