



Address: 47853 Cty Rd 97	Property Type: Land	List: \$399,900
Listing #: 1055146 Status: Active		PSF: \$0 PPA: \$807.88
Status Conditions:	Accepting Offers	
Approval Conditions:	N/A	Seller Type: Individual
Area: DEP Doug/elbe/parker	PIN: 0	County: Elbert
Sub Area: south of byers	Zoned: ag	City: Deer Trail
Type: Residential,Horse Prop,Agricultural	Zoning Jurisdiction: County	Zip: 80105
Faces:	Acres: 495	Covenants: No
NS Direction: Out Of Metro #:0	Lot Size:	Unincorporated:
EW Direction: Out Of Metro #:0	Site Frontage:	Survey: Pin Survey
Map/Section: 0	School District: Byers 32-J	Accessed By: Public Road
Taxes: \$280	Elementary: Byers Public School	Maintained By: County
HOA Quoted:	Junior High: Byers Public School	Road Surface: Gravel,Paved
Multiple HOAs:	Senior High: Byers Public School	
Topography: Flat	Horses: Zoned For,Well Allows For	

Water: Well,Water Rights Available	Sewer:	Gas:
Water Tap Paid:	Sewer Tap Paid:	Gas Tap Fee:
Water Tap Fee:	Sewer Tap Fee:	Electricity: Available
Well: Private		
Permit/Registration# For Well:		
Usage For Well: Domestic,Household		
w/Irrigation		

Description: Avail Soil Report,Fenced,Mineral Rights Included,Water Rights Included

Public Remarks: 495 ac tilled dry land farm ground, 10 miles south of Byers. Includes 220 ac ft of water rights in the Arapahoe and Fox Hills aquifers and a 280 ac ft. 175 gal/minute irrigation well right in the alluvium. Also includes a stock well and a domestic well. ...

Broker Remarks: owner has 25% of minerals and will transfer. one half sellers share 1/3 growing w...

Directions: Corner Cr 97 and CR50 Elbert County South of Byers CO.

Loan Balance:	Terms: Cash,Conventional	Additional Terms:
Buyer's Agency: 3.00	Prospect Reservation: No	Listor Phone: 303-883-8493
Trans Broker: 3.00	Limited Service: No	Office Phone: 303-883-8493
Variable Commission: No		Showing Phone: 303-883-8493
Listor: JAMES F DIGBY	Exclusive: Excl Right	Fax: 719-541-3585
Listing Office: CO-KA-NE CONSULTANTS INC	Current List Date: 12/13/11	Email: realestate.digby@gmail.com
Office ID: 0096G	Original List Date: 12/13/11	URL: www.co-ka-neconsultants.com

Legal:N2NE4, NE4NW4, E2SW4, SE4 sec 4-6-61

Exclusions:

Earnest Check To:ELBERT COUNTY ABSTRACT

Minimum Earnest:\$5,000

Possession:negotiable



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