

Clark & Associates Land Brokers, LLC

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Proudly Presents

HALL PROPERTY

Greeley, Weld County, Colorado



Reduced Price: \$549,000

Address: 24796 Highway 392

Size: 6.404± deeded acres

Zoning: Residential

Location: Greeley, Weld County, Colorado

Taxes 2018: \$1,573.26

Property Features: The Hall Property is a well-maintained 6.4± acre property located approximately 10 miles northeast of Greeley, Colorado off of State Hwy 392. The property has a nice 2,400 sq. ft. home with three bedrooms, two baths, and detached garage. The home features an eat-in-kitchen with stainless steel appliances, living area, master bedroom, and more, all on the main level. The basement offers updates that include a separate living area, large bathroom, and two bedrooms. Additional improvements on the property include a 960 sq. ft. shop that offers a finished office area with heat as well as a 1,200 sq. ft. horse barn with pipe runs and automatic waterers. There are also fenced, irrigated grazing pastures, several loafing sheds with pipe pens and additional waterers. The property has mature trees and landscaping that include a beautiful lawn, raised garden beds, and back patio. This property is move-in-ready and has easy access to the US Hwy 85 corridor.

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

Logan Schliinz – Associate Broker, REALTOR®

Cell: 307-575-5236

E-mail: logan@clarklandbrokers.com

Licensed in CO, WY & NE

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 _____