

74500 E. 136th Av
Byers, CO



Exclusively Listed by The Land Office LLC

Reduced \$1,200,000.00
\$950,000.00

This 2-story 2228 sq ft, 3-bedroom, (2) full baths and (1) half bath home with 35.1± acres is located approximately 20 miles northeast of Byers. Nice 2400 sq ft. shop with concrete floor. Other buildings include 2 cattle sheds, and a smaller utility building. Water is supplied to the home by well permit 166316. The sale will include a washer, dryer, refrigerator, dishwasher, microwave, propane tank, hot water heater, and a water heating solar system and all related equipment. Possession immediate upon closing and delivery of deed. 2025 Property Tax to be determined.

Legal: A 35.1± acre parcel of land located in the North Half of Section 28, Township 1 South, Range 60 West of the 6th P.M., Adams County, Colorado.



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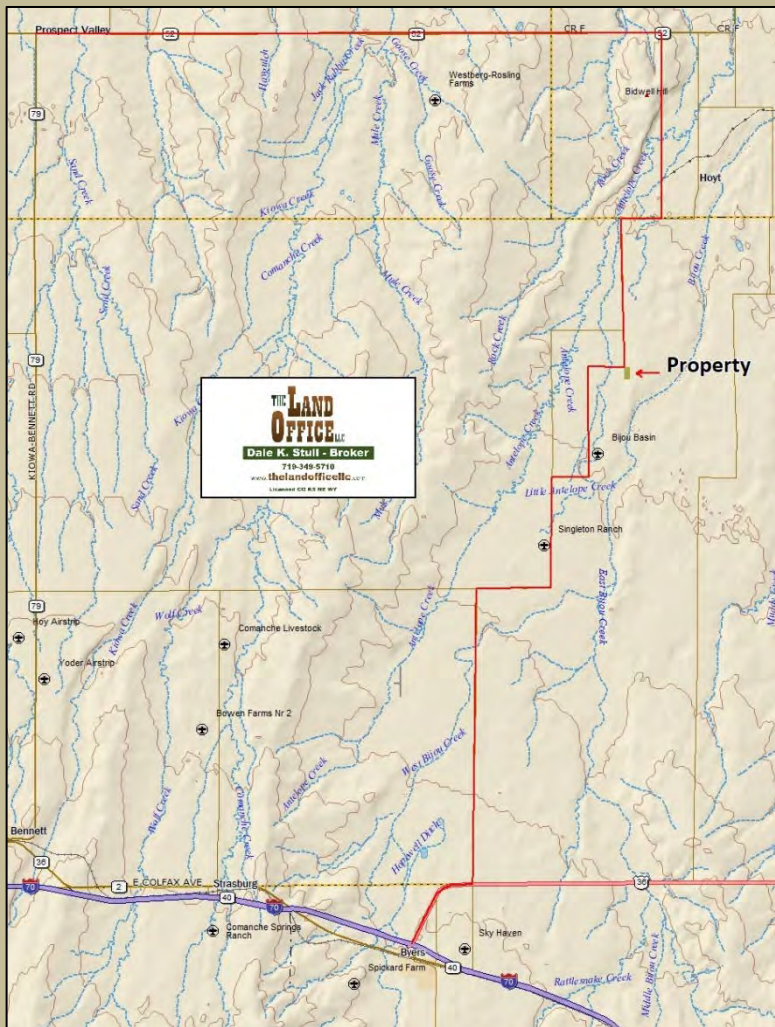


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From Byers: 2 1/2 miles east on Hwy 36, 8 miles north on Calhoun Byers Road, 2 miles east on 88th Ave, 3 miles north on Behrens Road, 1 mile east on 112th Ave, 3 miles north on Horrogate Road, 1 mile east on 136th Ave to driveway at the northwest corner of the north half Section 28.

From Prospect Valley: 17 miles east on Hwy 52, 5 miles south on WCR 3, 1 mile west on WCR A, 4 miles south on Peoria Crossing Road to driveway at the northwest corner of the north half Section 28.

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