

LAND FOR SALE >

COUNTY RD 51—AKRON PASTURE

51292 County Rd EE, Akron, CO 80720

WASHINGTON COUNTY, CO >> 640± TOTAL ACRES



Listing #202128

NATIVE SANDHILL PASTURE // IMPROVEMENTS



For More Information, Contact:

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PROPERTY INFORMATION

OVERVIEW: Nice section of native grass with improvements in north-central Washington County just two miles east of Highway 63 or approximately 12 miles northeast of Akron, CO. Pasture is cross-fenced into four pastures for rotational grazing. Improvements include a modest, but well-kept 2 bedroom older home, nice insulated shop with concrete floor, and several outbuildings.

LEGAL DESCRIPTION: All of Section 14, Township 4 North, Range 52 West of the 6th P.M., Washington County, CO.

PROPERTY ADDRESS: 51292 County Road EE, Akron, CO 80720

ACREAGES:	Pasture	633.0± Acres
	Improvement Site	<u>7.0± Acres</u>
	Total	640.0± Acres

IMPROVEMENTS: Ranch style 1,292 sq. ft. house with 2 bedrooms, 1.5 baths, attached sunroom (480 sq. ft.), and partial unfinished basement; 1,500 sq. ft. insulated shop/garage with concrete floor; livestock shed and corrals, and small bunkhouse.

WELLS: Well Permit #48654 serves the house and pasture. Well is 363' deep; drilled in 1971. Water is piped underground to one bottomless tank in the center of the section which serves all four pastures.

MINERAL RIGHTS: Seller to convey all OWNED mineral rights.

POSSESSION: Possession of pasture is subject to 2020 lease through October 1, 2020; possession of improvements upon closing.

R/E TAXES: 2019 R/E Taxes paid in 2020: \$772.84.

NEW ASKING PRICE: \$660,000

TERMS: Good funds at closing.

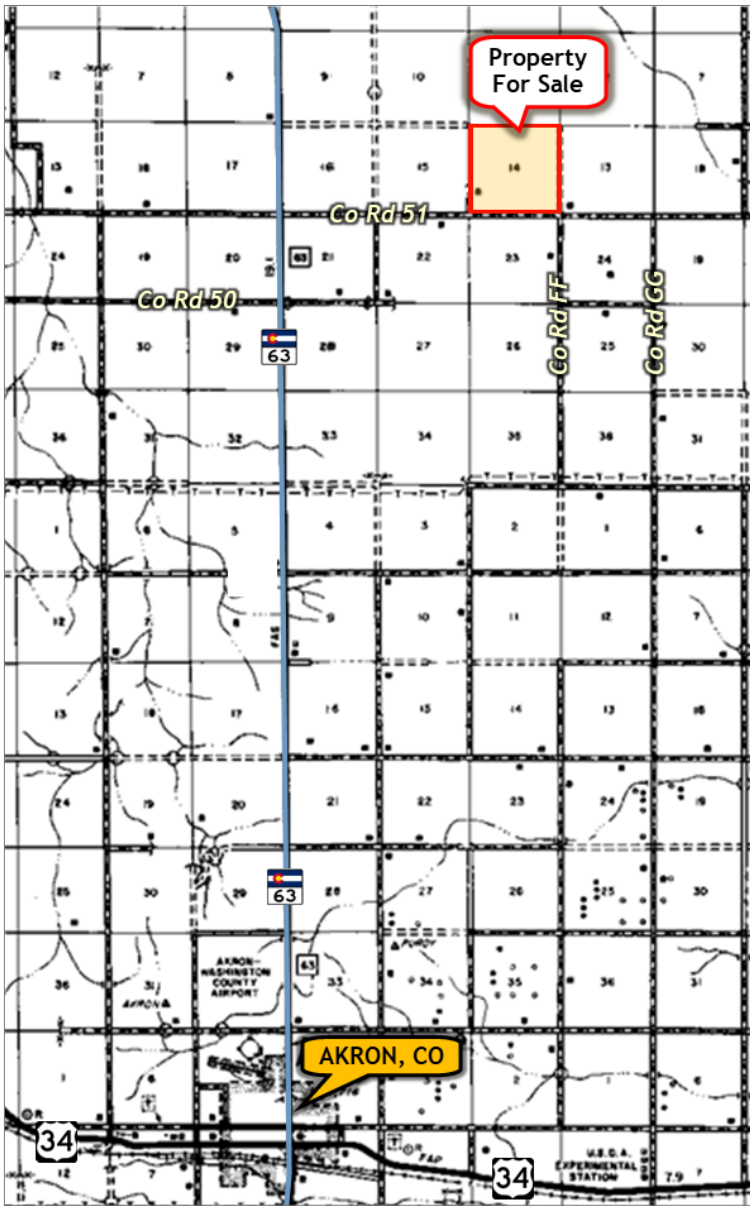
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MAPS + PHOTOS

LOCATION MAP:



AERIAL MAP:





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