

# Scott Revocable Trust, Tract 1

640.00 Acres

Adams County, CO

\$650,000



HAYDEN  OUTDOORS.



# Scott Revocable Trust, Tract 1

TOTAL ACRES:

640.00

PRICE:

\$650,000

COUNTY:

Adams County

CLOSEST TOWN:

Deer Trail, CO

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Mineral Rights  
Solar  
Wind/Energy  
State Hunting Unit: 99

## Land Details:

**Address:** TBD E. 56th Avenue, Deer Trail, Colorado 80105, USA  
**Closest Town:** Deer Trail  
**Total Acres:** 640.00  
**Deeded Acres:** 640.00  
**Zoning:** Agriculture  
**Elevation:** 4900  
**Topography:** Gently rolling to relatively level  
**Vegetation:** Native grasses and plants  
**Pasture Acres:** 626.10  
**Water Rights:** Yes  
All water rights, if any, will transfer to the Buyer at closing.  
**Mineral Rights:** Yes  
All mineral rights, if any, will transfer to Buyer at closing.  
**Income Type:** CRP payments  
**Estimated Taxes:** \$1,495.74 - 2023  
**Source of lot size:** Assessor/Tax Data

High plains range land property that is suitable for grazing livestock or possible farming for certain type of crops.

## Land

640 gross acres +/- as per the Adams County records. The layout is one (1) square mile, 5,280 feet x 5,280 feet. Terrain is gently rolling to relatively level with shallow dry creeks in various areas of the property. The soil appears to be a sandy loam classification and vegetation consists of native grasses and plants.

## Improvements

Existing fencing is in place which may require some repair and or replacement in certain areas.

## Recreation

The property presents the possibilities for ATV's, off road 4x4 vehicles and dirt bikes if so desired. It could also be used for hiking and nature walks by the new owner.

## Agriculture

Property has been used for pasture/grazing by the previous owners of record. For over the past 10 years, this land has been enrolled in the Conservation Reserve Program.

## Water/Mineral Rights & Natural Resources

Any water/mineral rights that may be attached with this property will transfer to the Buyer at closing.







## Region & Climate

Deer Trail, Colorado has a semi-arid environment with four distinct seasons. Summers are hot and dry, while winters tend to be cold and wet. Spring and fall are mild but can occasionally experience extreme changes in temperature. Rainfall is plentiful throughout the year, especially during the spring months. Snowfall is common during the winter months as well but is not usually heavy or long-lasting. Overall, Deer Trail enjoys a very pleasant climate with plenty of sunshine that makes it an ideal location for outdoor activities.

### Weather Highlights

- Summer High: the July high is around 89 degrees
- Winter Low: the January low is 14 degrees
- Rain: averages 15 inches of rain a year
- Snow: averages 41 inches of snow a year

## History

Deer Trail was founded when the Kansas Pacific Railway built a station in what is now Deer Trail in 1870. The town was platted by the railway in 1875 and soon became a shipping point for grain, livestock, and eggs. By the late 1920s Deer Trail grew into a town larger than it is today with two banks, five grocery stores, and three hotels. The Great Depression of the 1930s took a major toll on the town's economy, and a further blow took place in 1965 when a devastating flood destroyed or severely damaged the businesses along main street. Many of these buildings were never rebuilt. Deer Trail hosted the first rodeo exhibition on July 4, 1869.

## Location

Deer Trail is located approximately 45 minutes from Denver International Airport and about one hour from the City of Denver itself where there is an abundance of shopping, dining, entertainment, sports and music venues available for everyone. To the north, Fort Morgan is approximately one hour away and if you continue eastbound on Interstate 70, it takes only about 30 minutes to travel to Limon, Colorado.

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