

Scott Revocable Trust, Tract 2

610.00 Acres

Adams County, CO

\$620,000



HAYDEN  OUTDOORS.

Scott Revocable Trust, Tract 2

TOTAL ACRES:

610.00

PRICE:

\$620,000

COUNTY:

Adams County

CLOSEST TOWN:

Deer Trail, CO

Activities & Amenities:

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

Land Details:

Address: TBD E. 56th Avenue, Deer Trail, Colorado 80105, USA
Closest Town: Deer Trail
Total Acres: 610.00
Deeded Acres: 610.00
Zoning: Agriculture
Elevation: 5000
Topography: Rolling
Vegetation: Native grasses and plants
Pasture Acres: 505.70
Water Rights: Yes
All water rights, if any, shall transfer to the Buyer at closing.
Mineral Rights: Yes
All mineral rights, if any, shall transfer to the Buyer at closing
Income Type: CRP Payments
Estimated Taxes: \$959.14 - 2023
Source of lot size: Assessor/Tax Data

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

Land

The property contains 610 acres +/- according to the Adams County records. The layout is a square configuration approximately one (1) mile wide by one (1) mile long. The soil appears to be a sandy loam classification and the 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 the use of 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

All water and mineral rights, if any, shall 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

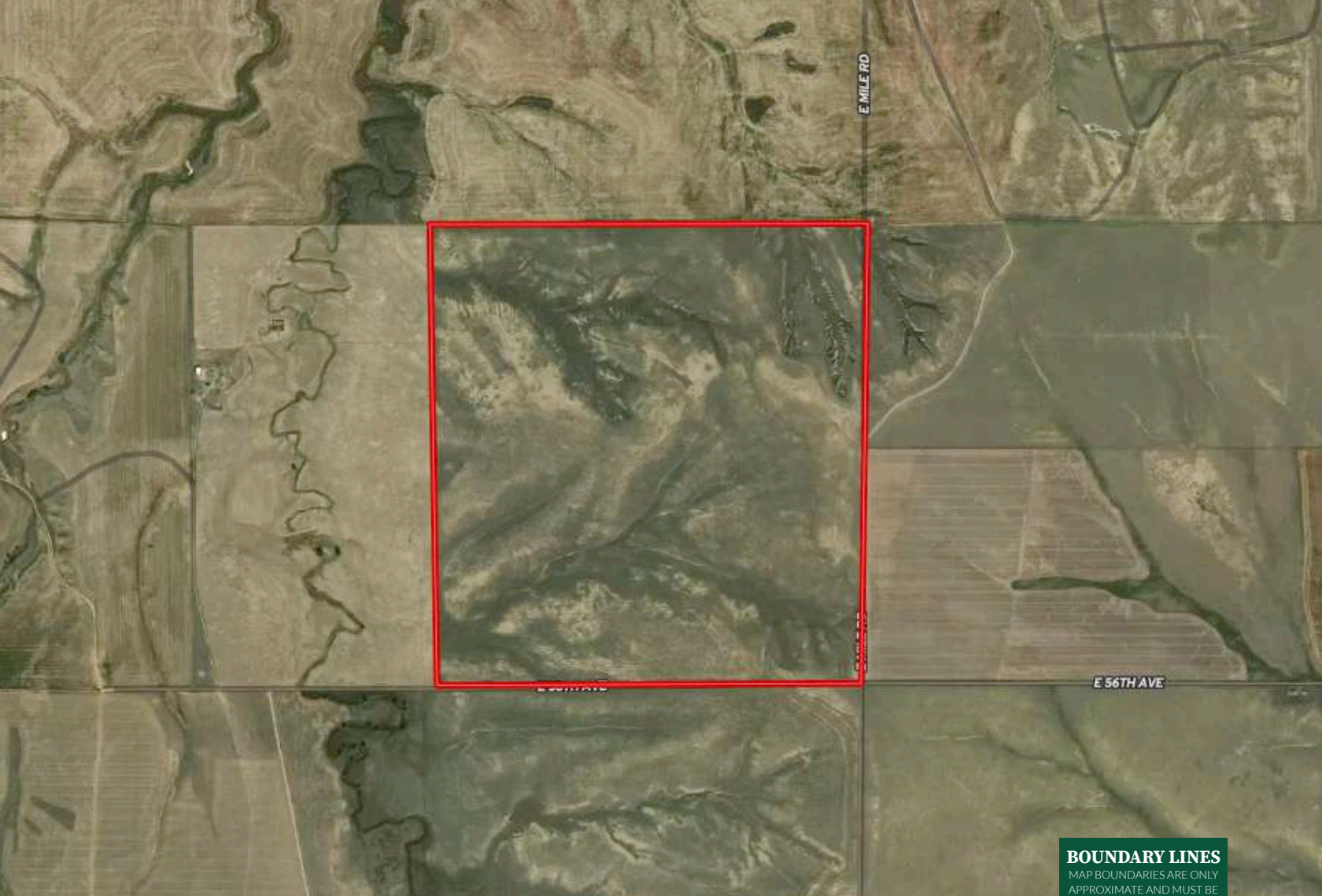
Deer Trail was founded when the Kansas Pacific Railway built a station in what is now Deer Trail in 1870. The town was platted by the railway in 1875 and soon became a shipping point for grain, livestock, and eggs. By the late 1920s Deer Trail grew into a town larger than it is today with two banks, 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 June 1965 when a devastating flood destroyed or severely damaged the businesses along main street. May 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 to everyone. To the north, Fort Morgan is approximately one hour away and if you continue east bound on Interstate 70, it takes only about 30 minutes to travel to Limon, Colorado.

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 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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