

1667 COUNTY ROAD 835  
Bailey, Colorado 80421

M892600-LA  
List: \$395,000

**Type:** Residential,Horse Property,Agricultural  
**Site Frontage:**  
**Topography:** Gently Sloping  
**Survey:**  
**Road Surface:** Dirt  
**Horses:**  
**Lot Size:** 2171030  
**Acres:** 49.84  
**Accessed By:** Easement  
**Maintained By:** Forest Service  
**Price Per Acre:** \$7,925



**Description:** Out Building(s)  
**Public Remarks:** 50 Acres of Trees, Meadows And Rolling Hills,7.7 Miles South Of Bailey,Colorado  
Surrounded By Thousands Of Acres Of National Forest, 1 Mile From Fishing On The North Fork Of S. Platte River, Horseback,  
Hike or Mountain Bike To Wellington Reservoir.

**Broker Remarks:** Incredible Purchase. Still Negotiable. Let's arm wrestle!

<b>County:</b> Park	<b>N/S Dir/Num:</b> Out Of Metro	<b>Map/Section:</b>
<b>PIN:</b> 0	<b>E/W Dir/Num:</b> Out Of Metro	<b>Faces:</b>
<b>Area:</b> MPC Mtn Park County	<b>Unincorporated:</b>	<b>Zoned:</b> AG
<b>Tax Year:</b> 2009	<b>Taxes:</b> \$1,322	<b>Zoning Jurisdict:</b>
<b>Sub Area:</b> Bailey		<b>Covenants:</b>
<b>Directions:</b> Listing agent will have to be present for showing. Directions are detailed.		
<b>Water:</b> Well	<b>Sewer:</b> Septic	<b>Gas:</b> Yes
<b>Water Tap Fee:</b>	<b>Sewer Tap Fee:</b>	<b>Gas Tap Fee:</b>
<b>Water Tap Pd:</b>	<b>Sewer Tap Pd:</b>	<b>Electricity:</b> Yes
<b>Well:</b> Private	<b>Permit/Reg #:</b>	
<b>Usage For Well:</b>		
<b>HOA Quoted:</b>	<b>School District:</b> Park County	
<b>Multiple HOAs:</b>	<b>Elementary:</b>	
	<b>Junior High:</b>	
	<b>Senior High:</b>	

**Terms:** Cash,Conventional

**Addl Terms:**  
**Min Earnest:** \$10,000  
**Earnest Ck To:** First American Title Insurance Company  
**Possession:** Upon Delivery Of Deed  
**Loan Bal 1:**  
**Previous Price:** \$395,000  
**Orig List Price:** \$395,000  
**Exclusive:** Exclusive Agency  
**Legal:** T08 R72 S01 NW4 GOVT LOT 04 1-8-72 R551474 TR01

**Prospect Res:** Yes  
**Limited Service:** No  
**Entry Only:** No

**Buy Agent:** 2.80  
**Trans Br:** 2.80  
**Buy Br Pd By:**  
**Var Comm:** No  
**Curr List Date:** 06/04/10  
**Orig List Date:** 05/28/08  
**Current DOM:**  
**Total DOM:** 737

<b>Name:</b> Fran Schneider	<b>Listing Office:</b> RE/MAX AFFILIATES
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