Clark & Associates Land Brokers, LLC

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Presents

ALDER CREEK ACREAGE

Placerville, San Miguel County, Colorado

Listing Price: $399,000
Address: County Road 56V
Location: Placerville, Colorado

Zoning: Forest Agriculture
Size: 71± Acres
Taxes 2019: $15.99

Property Features: Alder Creek Acreage is a 71± deeded acre parcel located approximately 24 miles west of Telluride, Colorado and less than 2.25 hours from Grand Junction. With amazing views of the San Juan Mountains, the topography of the ranch consists of sloping terrain lined with aspen, oak and large pine trees that provide ample protection for wildlife. Several species of wildlife frequent the property including moose, elk, mule deer, wild turkeys, bear and fox. Alder Creek runs year-round through this little slice of heaven. There is also a well on the property.

For additional information or to schedule a showing, please contact:

Ted Turano – Associate Broker, REALTOR®

Cell: 720-616-9729 E-mail: Tedturano@gmail.com Licensed in CO

Notice to Buyers: Colorado Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

CLARK & ASSOCIATES
Land Brokers, LLC

The printed portion of this form, except for differentiated additions, have been approved by the Colorado Real Estate Commission, (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent:A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction –broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on_____.

BUYER_____***DATE*** _____

On_____, Broker provided _____
with this document via _____ and retained a copy for Broker's records.

BY: _____DATE _____