

## Clark & Associates Land Brokers, LLC

736 South Main Street • P. O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

*Presents*

# ***FORT MORGAN HUNTING PROPERTY***

***Fort Morgan, Morgan County, Colorado***



**Reduced Price:** \$899,000

**Address:** 17555 County Road V

**Size:** 240± deeded acres

**Zoning:** Agriculture

**Location:** Fort Morgan, Colorado

**Real Estate Taxes:** \$1,799± annually

**Property Features:** This contiguous 240± acre hunting property is located approximately one mile north of Fort Morgan, Colorado. The topography of the property features heavily-sodded grass pasture with saplings and large Cottonwood lines tree rows. The terrain offers rolling hills with several springs, waterways and a pond nestled amongst the trees to provide ample protection for livestock and wildlife. The property offers excellent habitat for several species of wildlife including deer, waterfowl, pheasant, quail and turkey. The properties entire eastern border is adjacent to a 249 acre Preserve. Morgan County is currently tied for second place for the most non-typical mule deer since year 2011 for Colorado in the Boone and Crockett Club. This property also qualifies for the Colorado Land Owner's Preference Program (LLP). Along with the abundance of wildlife, this property has grazing opportunity and is owner-rated at 90 cow/calf pairs during the growing season. There is a domestic well that provides water to the property along with a metal shop built in 1981 with a concrete floor. Several amenities for the outdoor enthusiast can be found on this property. There is abundant wildlife for hunting with year-round access and only 85 miles from Denver.

*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

**Logan Schliinz**

Associate Broker, REALTOR®

Cell: (307)-575-5236

E-mail: logan@clarklandbrokers.com

Licensed in WY, CO & NE

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**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.**

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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 \_\_\_\_\_