

Clark & Associates Land Brokers, LLC

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Presents

OASIS BOARDING FACILITY

Fort Collins, Larimer County, Colorado



Listing Price: \$1,600,000

Address: 2028 N Whitcomb St

Size: 9.52± deeded acres

Zoning: Agriculture

Location: Fort Collins

Taxes 2019: Approximately \$8,618 annually

Property Features: Oasis Equestrian Center is a mid-size boarding facility on 9.52± deeded acres in Northern Colorado near the foothills of Fort Collins. The boarding facility has every convenience covered with an 80 horse capacity and includes several stall options to include indoor stalls with dirt floor, concrete walkway, stalls with outdoor runs, and paddocks of every size with automatic waterers. The facility offers a heated indoor multi-use arena (180'x60') featuring recycled tire footing for dust control, spacious lighted outdoor arena for a variety of disciplines, round pen to assist with training needs, boarders lounge for socializing and trailer parking. The main barn also features a central fly/mosquito system for pest control during the warm months to aid in fly control as well as keeping the equine partners more comfortable. Other improvements include a manager's residence and three well maintained mobile home residences that offer convenient employee housing. There is also access to the Poudre River Trail System that offers many miles of trails for horseback riding. It's all here nestled in a beautiful community of Fort Collins with spectacular mountain views.

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

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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.**



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: _____