

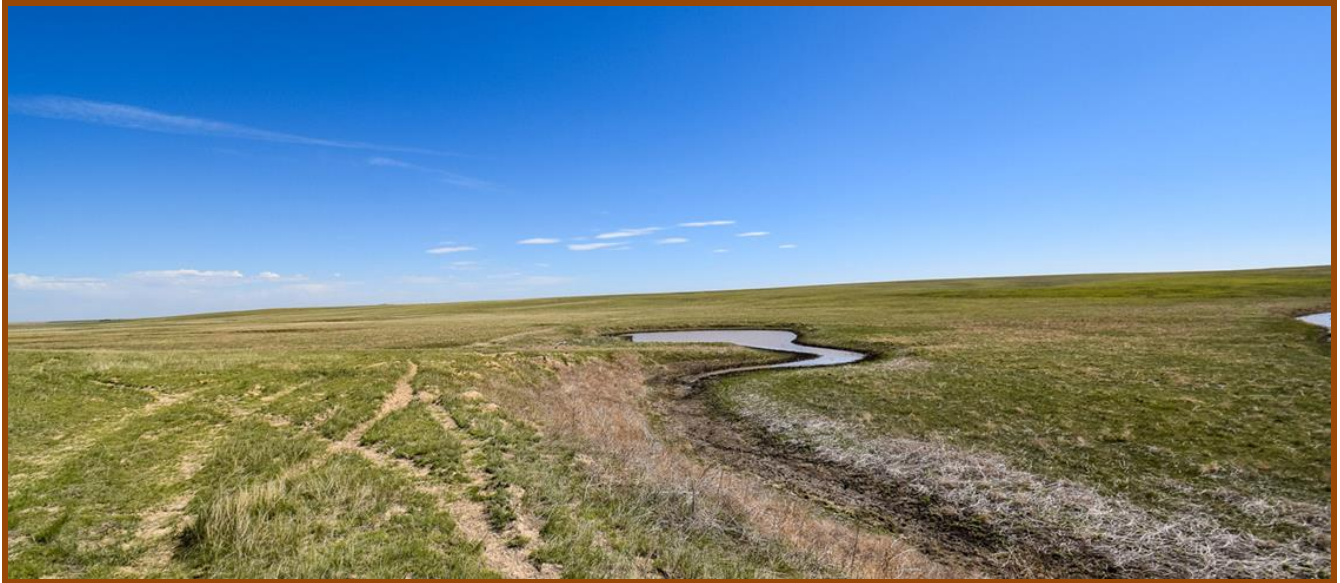
Clark & Associates Land Brokers, LLC

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Presents

DRY GULCH RANCH

Woodrow, Washington County, Colorado



Listing Price: \$2,399,000

Address: 19944 County Road M

Location: Woodrow, CO 80757

Zoning: Agricultural

Size: 2,859.69± Total Acres

Taxes 2023: \$2,667.04

Property Features: Dry Gulch Ranch comprises of approximately 2,079.69± deeded pasture acres and 640± acres Colorado State Land Board lease, making a total of 2,219.69± pasture grazing acres. To compliment the pasture ground are 140± deeded dry land farm ground acres to grow feed, small grains and with water sources attached the opportunity to graze crop stubble. Majority of the dry land farm ground soils are Norka-Colby Loams and Weld Silt Loam. The Dry Gulch Ranch is a contiguous parcel creating an opportunity located under one fence with a total of 2,859.69± acres. Located on the West end of the property two lean-to buildings and 480± feet of concrete bunk line allows someone to provide adequate shelter for livestock in the winter months or a place to background your own calves in the fall. Continuous fence corrals and a 2,400 square foot steel shop are located near County Road M for easy access. Investment in cross fencing, water pipelines and water tanks throughout the pasture creates seven separate paddocks for rotational grazing. Dry Gulch starts at the Southeast end of the property and runs North, collecting rainfall into numerous ponds. As the ponds and rainwater collect it eventually runs into Vega Creek located in the Northwest area of the Ranch. Short grass prairies dominate much of the landscape with rolling hills into valleys with the majority of the farm ground sitting atop mostly flat to slightly sloping ground on the East and West side.

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

Shane Baum – Associate Broker, REALTOR®

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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.**



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: _____