LAND AUCTION

160 ACRES +/- WITH 2800 SF HOUSE
1429 COUNTY ROAD 130, WESTCLIFFE, CO

OPEN HOUSE – MAY 4, 1-4PM
1429 COUNTY ROAD 130, WESTCLIFFE, CO

AUCTION – MAY 15, 2PM | ON LOCATION

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the “Terms and Conditions”). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com and williamsauction.com

• Bidders may participate in the auction on site or online at AuctionNetwork.com.
• On site bidders should bring a government issued ID.
• All properties and or any improvements thereon are sold “AS IS, WHERE IS” with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
• This sale is subject to a buyer’s premium - see website for buyer’s premium amount/minimum that may apply to each property
• Announcements on the day of the sale shall take precedence over any prior advertisements.
• Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price ($5,000 minimum) immediately following auction - cash, cashier’s checks, personal checks and business checks (electronically processed) are accepted - the balance of the purchase price and all closing costs are due at closing within 30 days.
• The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
• All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
• Possession at closing, subject to tenant’s rights, if any.
160 ACRES +/- WITH 2800 SF HOUSE

Words can barely describe this beautiful one-of-a-kind property with custom built 2,853 sq. ft. ranch home on 160 acres with amazing views of the Sangre de Cristo mountain range. Grape Creek meanders through the land creating great habitat for fish and wildlife. The local wildlife includes elk, whitetail deer, mule deer, antelope, black bear, and a wide range of waterfowl. The creek also sub-irrigates a portion of some of the best quality hay ground in the country, with the remainder being irrigated by the water rights included in the sale. There is an artesian water well with a stock tank to handle the watering of any livestock grazing the property after the hay is harvested. This ranch-style home has 3 bedrooms and 2 bathrooms with the added bonus of a sunroom. Some of the features that make this home so unique are the exposed fir beams, alder wood trim, granite counters, ceramic flooring, custom cherry cabinetry, gourmet kitchen, and the breathtaking mountain views. You will enjoy watching the mountain sunrises and sunsets from the east and west facing covered patios. Attached to the home is a large heated finished 3 car garage. In addition, the property has a large 60 ft. x 100 ft. steel hay storage building that can store up to 11,000 square bales and a 24 ft. x 60 ft. wood barn to store equipment and/or animals. The local area is part of a Dark Sky Community to ensure amazing views of the nighttime sky. Property has a conservation easement in place.

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MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: RANCHANDFARMAUCTIONS.COM