

FOR SALE



REMARKS:

If you are looking for an estate lot that is within a bicycle ride from Boulder with expansive Boulder Valley and back range views, water rights, hundred year old cottonwoods and privacy—look here!

Located west of 75th Street on the north side of Arapahoe Rd., just north and east of the railroad track. Overlook the Valmont, Legget, and Hillcrest reservoirs to the evening lights of Boulder. Build the ranch or custom home of your dreams without having to drive a half an hour. Two wells on the property. Buyer must verify availability of all utilities.

OWNER FINANCING AVAILABLE AT BELOW MARKET RATES!

For Additional Information Contact:

SALLIE L. TAYLOR

**42.39 acre Farm/Ranch or Estate Acreage
7301 Arapahoe Rd.
Boulder, CO 80303**

FOR SALE

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| Legal Description: | Long Legal available upon request (survey available) |
| Land Area: | 42.39 acres 1,846,508.4 sq. ft. |
| Sale Price: | \$995,000.00 \$23,472.50 per acre |
| Buildings: | None |
| City/County: | Unincorporated Boulder |
| Zoning: | AG |
| Topography: | Rolling |
| Irrigation: | 2 shares Enterprise Ditch 1/4 share Cottonwood Ditch |
| Wells: | Two wells on-site |
| Utilities: | Buyer to verify |
| Crops: | Farmer grows barley |
| Access: | North side of Arapahoe Rd. 1/4 mile west of 75th St. |
| Fencing: | Partial |
| Taxes: | \$253.28 (2007, #R0035434) |
| Allowed uses: | Single family home Equestrian Center Commercial Nursery |

Updated 6/5/08

OFFERED BY

IRWIN & HENDRICK

COMMERCIAL AND INVESTMENT REAL ESTATE

2299 PEARL ST. SUITE 400 BOULDER, COLORADO 80302 303.444.9771 FAX 303.442.6852

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