

# Real Estate Auction



**33.92 ACRES M/L**

**Tuesday, February 10 @ 5 pm (MT)**

**Schaffner's Auction Barn**

**36470 Co. Rd. Z, Wray, CO 80758**

**33.92 ACRES M/L**

**BROKER/AUCTIONEER'S NOTES:** The subject property is located on the east side of Yuma County Road FF (Stalker Lake Road) approximately 1/2 mile north of Highway 34 just west of Wray, Colorado. The property consists of 33.92 M/L acres of grassland with Chief Creek meandering through the north side. Chief Creek runs a good flow of water year round allowing for some water recreation and good fishing. The grassland makes for good grazing for horses or a few head of cattle. There are no buildings on the property and no utilities. However, electrical power lines run along the west boundary. The existing irrigation water rights from Chief Creek WILL NOT transfer to the buyer. Any mineral rights owned by the seller will not transfer to the buyer. The property is fenced on all sides.

**BRIEF LEGAL DESCRIPTION:** 2 1-N-44 NW1/4SW1/4 EX TR BEG AT NW COR SW1/4 THN S 842.8' TO POB. THN E 480'; THN S 454'; THN W 480'; THN N 454' TO POB. CONTG 5 AC M/L

**AUCTION TERMS:** 10% earnest money required the day of auction with the balance due at closing within approximately 30 days. Possession at closing. This will be a reserve auction with a minimum bid. The property will be sold as-is with no contingencies. All inspections and financing arrangements must be done prior to the auction. A cash at closing purchase agreement shall be signed on auction day. John Schaffner/U.S. Land Office, LLC will be working as a transaction broker.

**SHOWINGS:** The property will be shown by appointment. To view and inspect the property call John Schaffner at 970-630-3402. Go the [www.uslandoffice.net](http://www.uslandoffice.net) for more information and lots of pictures.

**Notice to the prospective purchaser:** The information contained herein has either been given to us by the seller or from sources we deem reliable, but we do not guarantee it. The prospective purchaser should verify all information contained herein. U.S. Land Office, LLC and all other agents of the broker are or will be acting as transaction brokers.

This property is being offered at public auction by: U.S. LAND OFFICE, LLC

**JOHN SCHAFFNER, BROKER/OWNER/AUCTIONEER**

**36470 County Rd. Z, Wray, CO 80758 - 970-630-3402**