

HUNT INVESTMENTS LLC & ESTATE OF RICK L HUNT
70+ Acres – Archery Shop – Construction Building – Cell Tower
Tracts 1 & 2



Parcel Number: 6431100314

Tax Assessor's Account Number: R121190

Address: 3890 CO RD 174, PARKER, CO 80134

Zoned: 7.375 Acres - Commercial & Remaining Acreage - Agriculture AG-GRAZING LAND

Taxes: 2018 Estimated \$18,297.44

Water: Water comes from the Spring Valley Metropolitan District water tower east of the property to service the Archery Shop. Well services the Construction Building.

Well Permit Number: 281039

Electric: Intermountain Rural Electric Association (IREA) provides electric service to this property. All electric is overhead in this area. For more information about electrical service in this area, you can reach IREA at 303-688-3100.

Sewer: Septic

Survey: Attached

Easements: There are two ingress/egress easements on the property. One allows access to ATC (Cell Tower Lease) to service and maintain their cell tower. The second allows access to the 100 acre parcel to the south of this property.

Improvements

- 14,664sf Steel Equipment Building (Construction Building) – Features Listed Below
- 16,350sf Steel Utility Building (Archery Shop) – Features Listed Below
- 138sf Wood Frame Utility Storage Shed, built in 2011
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- 50ft x 50ft (2500sf) Verizon Cell Tower Lease – Fenced Area

Property Features:

Construction Building – Tract 1

- Three Story - 16,350+/- SF
- Built in 2011
- Equipment Storage and Bays on First Level
- Three Bays on the East Side and Two Bays on the North Side
- Offices on Second Level
- Bunk House on Second Level
- Entry to Second Level from Outside. Two Entry Points, Front and Rear
- Open Storage on Third Level
- Water: Well
- Wood Fired Boiler with In Floor Heat
- Exterior is Maintenance Free Steel

Archery Shop – Tract 2

- Two Story - 14,664+/- SF
- Built in 2011
- Operating as an Archery Shop under the name Full Rut Archery
- Full Kitchen on Main Level
- Retail & Repair Shop on Main Level
- Short Indoor Archery Range on Main Level
- Long Indoor Archery Range on Second Level
- Two Bathrooms
- Wood Fired Boiler with In Floor Heat
- Water Supplied by Spring Valley Metropolitan District
- Exterior is Maintenance Free Stucco and Steel

Cell Tower Lease

- Cell Tower sits on parcel with Construction Building – Tract 1

- Original lease was with Verizon
- Current leaseholder is ATC Sequoia
- Leaseholder has the right of first refusal on the 70 acre parcel we are selling

Legal Description: A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., SAID POINT BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 38026", FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 31, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 38026", BEARS NORTH 89°22'52" EAST, A DISTANCE OF 2,544.32 FEET WITH ALL BEARINGS CONTAINED HEREIN REFERENCED THERETO; THENCE NORTH 89°22'52" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 31, A DISTANCE OF 935.88 FEET; THENCE SOUTH 00°16'00" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 1,256.26 FEET; THENCE SOUTH 89°47'12" EAST A DISTANCE OF 121.62 FEET; THENCE SOUTH 12°33'26" EAST A DISTANCE OF 244.13 FEET; THENCE SOUTH 27°15'56" EAST A DISTANCE OF 956.29 FEET; THENCE SOUTH 49°36'48" EAST A DISTANCE OF 453.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89°35'31" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1,898.42 FEET TO THE TO THE CENTER CORNER OF SAID SECTION 31; THENCE NORTH 00°12'48" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31, A DISTANCE OF 2,642.60 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

100 ACRE PARCEL OF DEVELOPMENT LAND

Tract 3 - 100 Acres



Parcel Number 6431400274

Tax Assessor's Account Number: R118499

Address: TBD CO RD 174, PARKER, CO 80134

Zoned: Agriculture AG-GRAZING LAND

Taxes: 2018 Estimated \$55.68

Water: There are no wells on this property. If you do not drill a well, water is available through Arapahoe County Water and Waste Water Authority (ACWWA). There are no taps or water lines at this property. For more information about water service to this area, you can reach ACWWA at 303-790-4830.

Electric: There is no electric service on this property. Intermountain Rural Electric Association (IREA) provides electric service to this area. All electric is overhead in this area. For more information about electrical service in this area, you can reach IREA at 303-688-3100.

Survey: Attached

Legal Description: THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.