

# **Clark & Associates Land Brokers, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*

## ***WAGER ACREAGE***

*Larimer County, Colorado*



## LOCATION AND SIZE

The Wager Acreage consists of 25± acres located just two miles from Fort Collins, Colorado with paved access off East Douglas Road (CR 54) in Larimer County. The Sheaman ranch (62± acres) lies adjacent to this property and is currently being marketed through Clark and Pfister Land Company, LLC as well. The two places together would offer 87± acres with multiple home sights, a 12 acre spring fed private lake, a variety of mature trees, and unbeatable views of the majestic Rocky Mountains.

This property is located in close proximity to many towns and cities.

Fort Collins, CO.	2 miles south
Cheyenne, WY.	30 miles north
Denver, CO.	64 miles south
Colorado Springs, CO.	131 miles south

Denver International Airport offers commercial national and international flights, while both Fort Collins and Cheyenne also provide airline service.

## COMMUNITY AND RECREATIONAL AMENITIES

Based on population, Larimer County is currently the 7th largest county in Colorado. Over half of the county is publicly owned due mostly to Roosevelt National Forest and Rocky Mountain National Park. Along with these federal lands, several state and county parks and recreation areas create numerous recreational opportunities for residents and visitors. Rocky Mountain National Park alone hosts over 3 million visitors a year.

The county seat of Larimer County since 1868, Fort Collins is currently Colorado's fifth largest city. Due to its favorable climate, panoramic mountain views and friendly people, Fort Collins has seen rapid growth for the past twenty-five years and continues to be one of the fastest growing cities in the United States. This kind of sustained growth has created a strong business environment that has brought corporations like Hewlett-Packard, Kodak, Allegheny Teledyne, LSI Logic, and Anheuser Busch to the area. Colorado State University is the largest employer in Larimer County with approximately 8,500 employees, and has an enrollment of approximately 22,000 students.

With the Poudre River Canyon nearby, Larimer County has long been known for outstanding kayaking and river rafting. Outdoor enthusiasts can enjoy rock climbing, hiking, mountain biking, cross country skiing, water skiing, horseback riding and many other activities. For the sports enthusiast, Colorado State University offers a full slate of college athletics. The Budweiser Event Center is home to the Colorado Eagles of the Central Hockey League. In addition, Larimer County shows its strong western heritage with horse shows, roping events, and one of the areas largest professional rodeos held in conjunction with the Larimer County Fair every August.

## LAND DESCRIPTION, ELEVATION & CLIMATE

With its generally level terrain and mature trees, this property has several ideal home sites. The lush sub-irrigated meadows would create some outstanding common areas for parks in a subdivision. At the foot of the great Rocky Mountains, Fort Collins has an altitude of approximately 5,000 feet, and its climate is as appealing as its panoramic views. With typical summer high temperatures between 75 and 86 degrees and winter highs between 35 and 70 degrees and very little wind, Fort Collins will continue to see rapid and steady growth.



## IMPROVEMENTS

There are no improvements on the property.

## WATER RIGHTS

The Wager Acreage has two shares of North Poudre Water rights. All water rights allocated to this property shall be conveyed to buyer at closing.

## MINERAL RIGHTS

All mineral rights presently owned by the Sellers, if any, shall be transferred to the Buyer.

## COVENANTS

The owner represents that the property is subject to restrictive covenants. Buyers should do their own investigation of municipal, county and state regulations to their own satisfaction prior to offering.

## UTILITIES

There are no utilities on this property. However, utilities are supplied to the area by the following.

- Electricity: Valley REA
- Natural Gas: Public Service Company
- Water: ELOC
- Sewer: residences in the area are currently on septic system. Sewers are a possibility in the near future. The area has been approved for service by Boxelder Sanitation District.

## REAL ESTATE TAXES

The annual real estate taxes are approximately \$1,480.

## WILDLIFE

For the outdoor enthusiasts, one can enjoy all the abundance of wildlife that frequent the property including, but not limited to, ducks, geese, herons, songbirds, deer, and fox.

## OFFERING PRICE

The Wager Acreage is being offered for \$590,000 (Five Hundred Ninety Thousand Dollars), all cash.

## CONDITIONS OF SALE

- I. All offers shall be:
  - A. in writing;
  - B. accompanied by an earnest money deposit check in the minimum amount of \$29,500 (Twenty-Nine Thousand Dollars); and
  - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.

- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

### FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "AS IS" condition which includes the location of the fences as they exist.



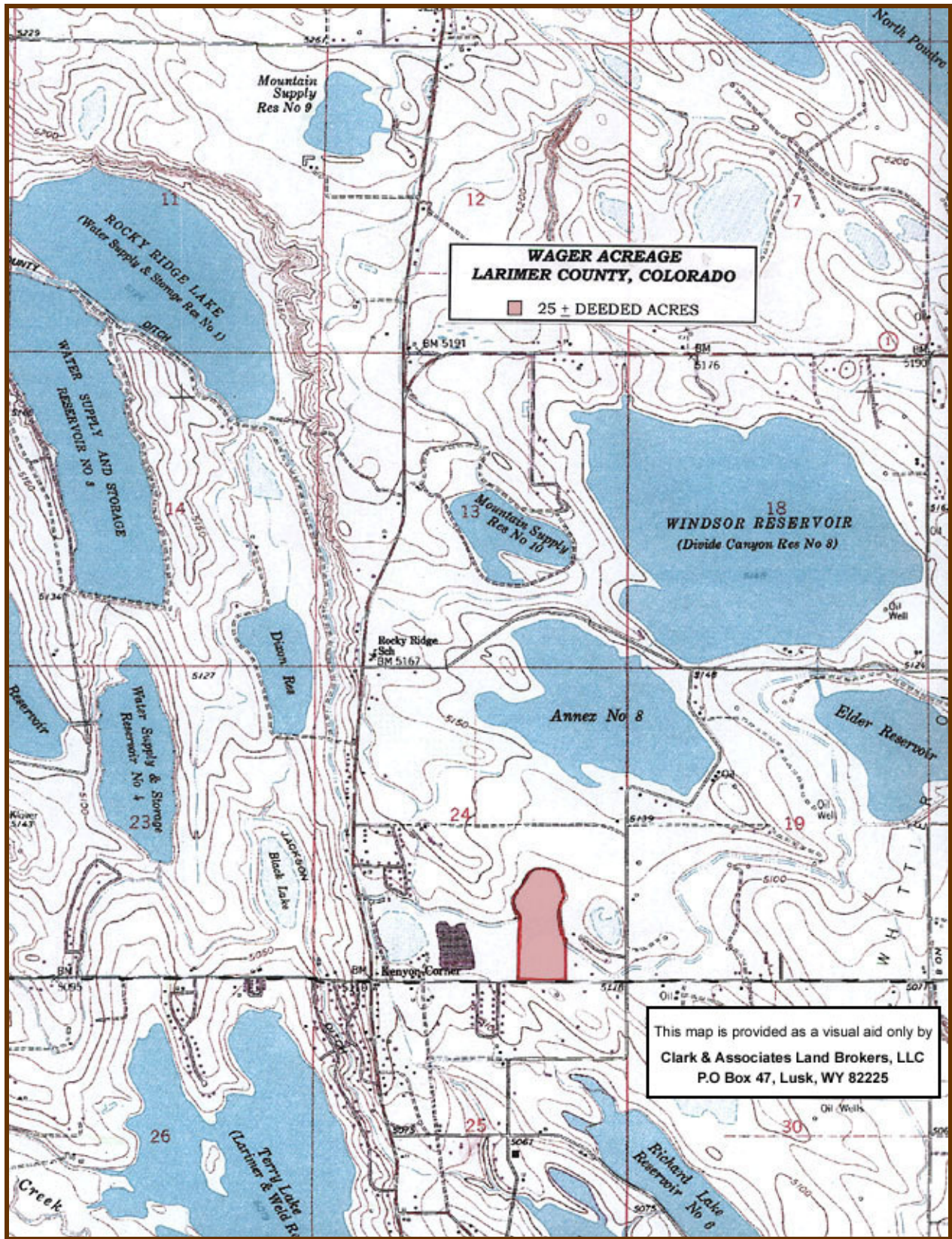
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Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

**Notice to Buyers:** Wyoming 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.**

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# WAGER ACREAGE MAP



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



**Mark McNamee**  
Associate Broker / Owner

Mobile: (307) 760-9510  
Fax: (307) 467-5581

*mcnamee@clarklandbrokers.com*

Licensed in WY, NE, SD & CO

**Clark & Associates Land Brokers, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

**Lusk, WY Office**

736 South Main Street • PO Box 47  
Lusk, WY 82225  
Office: (307) 334-2025 Fax: (307) 334-0901

**Cory G. Clark**

Broker  
(307) 351-9556  
*clark@clarklandbrokers.com*  
Licensed in WY, MT, SD, ND, NE & CO

**Hulett, WY Office**

16 Strawberry Hill Road • PO Box 159  
Hulett, WY 82720  
Office: (307) 467-5523 Fax: (307) 467-5581

**Mark McNamee**

Associate Broker / Auctioneer  
(307) 760-9510  
*mcnamee@clarklandbrokers.com*  
Licensed in WY, NE, SD & CO

**Billings, MT Office**

6806 Alexander Road  
Billings, MT 59105  
Office: (406) 697-3961 Fax: (406) 252-0044

**Denver Gilbert**

Associate Broker  
(406) 697-3961  
*denver@clarklandbrokers.com*  
Licensed in WY, MT, SD & ND

**Buffalo, WY Office**

37 North Main Street  
Buffalo, WY 82834  
Office: (307) 684-2125 Fax: (307) 684-4545

**John Gibbs**

Associate Broker  
(307) 620-2125  
*johngibbs@wyoming.com*  
Licensed in WY

**NOTES**

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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** \_\_\_\_\_