

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



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: Well

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 Verizon 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

- Two Story - 14,664+/- 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
- Water: Well
- Wood Fired Boiler with In Floor Heat
- Exterior is Maintenance Free Steel

Archery Shop

- Two Story - 16,350+/- 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

Legal Description: SECTION: 31 TOWNSHIP: 6 RANGE: 64 PARCEL LOC IN W2NE4, COUNTY OF ELBERT, STATE OF COLORADO. (This description will change due to

the property line being readjusted last year. Approximately 10 acres were taken from this property leaving it as a 70 acre parcel)

100 ACRE PARCEL OF DEVELOPMENT LAND

Tract 4 - 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.