

McFeeders

REALTY APPRAISAL & MANAGEMENT

* Property Listing *

Inagaki

16546 County Road 0

Fort Morgan, CO

\$119,500.

Enjoy quiet country living south of Fort Morgan. This 3 bedroom, 1 bath house includes a detached 2-car garage and very large steel outbuilding with concrete floor! Quality Water Tap #1722

2-car Garage

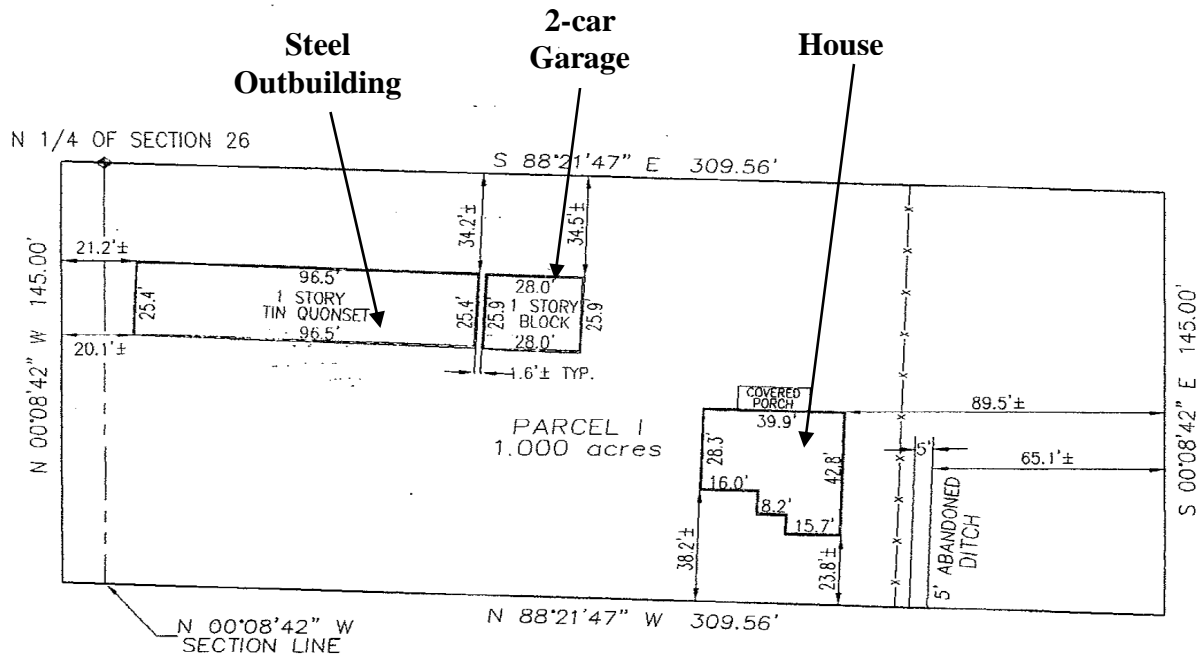
2,496 sq. ft. Outbuilding



McFeeders Realty, Appraisal & Management
325 W. Platte Avenue, Fort Morgan, CO 80701
1-800 889-7816 or 970-867-7816



IMPROVEMENT LOCATION CERTIFICATE

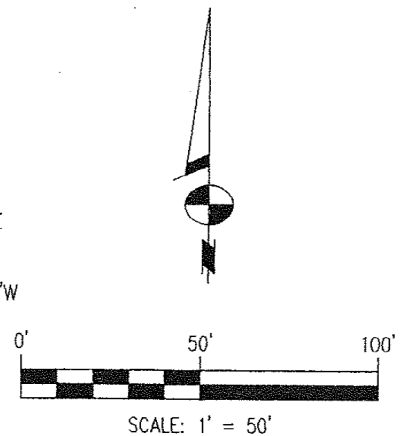


LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LOCATED IN NORTH 1/2 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING DESCRIPTION:

BEGINNING AT A POINT FROM WHICH THE NORTH 1/4 OF SECTION 26 BEARS S88°21'47"E A DISTANCE OF 12.15 FEET; THENCE S88°21'47"E ALONG THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 309.56 FEET; THENCE S00°08'42"E PARALLEL WITH THE CENTER 1/4 LINE OF SAID SECTION 26 A DISTANCE OF 145.00 FEET; THENCE N88°21'47"W PARALLEL WITH THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 309.56'; THENCE N00°08'42"W PARALLEL WITH THE CENTER 1/4 LINE OF SAID SECTION 26 A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 43581.20 SQUARE FEET OR 1.000 ACRES, MORE OR LESS.



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