

TBD W Highway 34 | Loveland, CO 80538

Contract Writing Information

SELLER: The Estate of James Lee Arvidson, aka James L. Arvidson, aka Jim Arvidson, Deceased

SIGNER: Paul F. Arvidson as Personal Representative

LEGAL: See attached "Exhibit A" for Legal Description

INCLUSIONS: Any appliances or fixtures present and attached in the outbuilding(s) at the time of this Listing

EXCLUSIONS: None

HOA: None

EARNEST MONEY: \$25,000

TITLE COMPANY: Land Title Guarantee Company

CLOSER: Trish Melendy | tmelendy@ltgc.com | 970-492-6297

POSSESSION: Delivery of Deed

DEED TYPE: Personal Representative's Deed

UTILITIES: WATER: Well Registration in Process
 ELECTRIC: City of Loveland
 GAS: Propane Needed

Please don't hesitate to reach out if you have any questions while writing an offer!



John Feeney



John Feeney, ALC
 Broker Associate

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EXHIBIT A
RESULTANT LOT 2A OF
THE AMENDED PLAT OF LOT 2 RUBY MAY McCREA M.L.D.
& ARVIDSON BLA 25-LAND 4495

A Parcel of land situated in the Northwest Quarter and the of the Northeast Quarter of Section 12, Township 5 North, Range 70 West of the Sixth Principal Meridian, Larimer County, Colorado. More particularly described by metes and bounds as follows:

Considering the West line of the Northwest Quarter of the Northeast Quarter of said Section 12 as bearing South $00^{\circ}23'22''$ West between the Southwest corner of said Northwest Quarter of the Northeast Quarter as monumented with a $3/4''$ rebar with a $2-1/2''$ aluminum cap stamped 2009 by LS 34174 and the Northwest corner of the Northwest Quarter of the Northeast Quarter as monumented with a $2-1/2''$ steel pipe with a $3-1/4''$ brass cap stamped 1997 by LS 16415, with all bearings contained herein relative thereto.

Commencing at the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 12, Thence North $88^{\circ}43'43''$ East, along the South line of said Northwest Quarter of the Northeast Quarter, a distance of 303.24 feet to a point on the Northerly right-of-way line of U.S. Highway 34, and the TRUE POINT OF BEGINNING;

Thence along said Northerly right-of-way line along the arc of a curve to the left having a central angle of $01^{\circ}14'24''$ and a radius of 1382.50 feet, an arc length of 29.92 feet, the chord of said curve bears North $77^{\circ}35'30''$ East a distance of 29.92 feet to point of intersection with the centerline of the Louden Ditch recorded in Book 1835 at Page 913 records of said County; Thence along the centerline of said Louden Ditch the following ten (10) courses and distances

1. North $46^{\circ}50'12''$ East, a distance of 293.49 feet;
2. North $22^{\circ}11'28''$ East, a distance of 257.27 feet;
3. North $43^{\circ}27'22''$ West, a distance of 138.85 feet;
4. North $19^{\circ}19'22''$ East, a distance of 62.95 feet;
5. North $86^{\circ}30'08''$ East, a distance of 123.21 feet;
6. South $83^{\circ}20'36''$ East, a distance of 195.69 feet;
7. North $52^{\circ}29'39''$ East, a distance of 159.09 feet;
8. North $33^{\circ}59'30''$ East, a distance of 100.23 feet;
9. South $89^{\circ}18'32''$ East, a distance of 118.47 feet;
10. North $55^{\circ}55'25''$ East, a distance of 115.67 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 12;

Thence North $00^{\circ}03'10''$ East, along said East Line, a distance of 422.18 feet to a point on the Southerly Right-of-Way line of Larimer County Road 24 West; Thence along the Southerly Right-of-Way of said Larimer County Road 24 the following eight (8) courses and distances.

1. along the arc of a non-tangent curve to the left having a central angle of $00^{\circ}52'45''$ and a radius of 378.00 feet, an arc length of 5.80 feet, the chord of said curve bears South $51^{\circ}36'27''$ West a distance of 5.80 feet;
2. South $51^{\circ}10'08''$ West, a distance of 68.00 feet;
3. along the arc of a tangent curve to the right having a central angle of $28^{\circ}01'58''$ and a radius of 420.00 feet, an arc length of 205.49 feet, the chord of said curve bears South $65^{\circ}11'07''$ West a distance of 203.45 feet;
4. South $79^{\circ}12'06''$ West, a distance of 314.76 feet;
5. along the arc of a tangent curve to the right having a central angle of $26^{\circ}20'00''$ and a radius of 577.02 feet, an arc length of 265.20 feet, the chord of said curve bears North $87^{\circ}37'54''$ West a distance of 262.87 feet;
6. North $74^{\circ}27'54''$ West, a distance of 575.76 feet;
7. along the arc of a tangent curve to the left having a central angle of $15^{\circ}03'19''$ and a radius of 300.00 feet, an arc length of 78.83 feet, the chord of said curve bears North $81^{\circ}59'36''$ West a distance of 78.60 feet;
8. North $89^{\circ}31'13''$ West, a distance of 1192.86 feet, to a point on the West Line of the Northeast Quarter of the Northwest Quarter of said Section 12;

Thence South $00^{\circ}16'04''$ East, a distance of 657.83 feet, to the Northwest corner of Lot 1 of the Ruby May McCrea M.L.D. S-172-92, according to the final plat recorded as Reception Number 19920086114; Thence North $88^{\circ}44'22''$ East, along the North line of said Lot 1, a distance of 159.00 feet; Thence South $00^{\circ}16'04''$ East, along the East line of said Lot 1 and its Southerly prolongation a distance of 668.18 feet to a point on the Northerly Right-of-Way line of U.S. Highway 34, as described in a Quit Claim Deed recorded as Reception Number 19930085068;

Thence along said Northerly Right-of-Way line the following Four (4) courses and distances:

1. North $80^{\circ}48'11''$ East, a distance of 10.52 feet;
2. South $09^{\circ}10'49''$ East, a distance of 10.00 feet;
3. along the arc of a non-tangent curve to the right having a central angle of $09^{\circ}10'18''$ and a radius of 3126.23 feet, an arc length of 500.43 feet, the chord of said curve bears North $85^{\circ}24'21''$ East a distance of 499.90 feet;
4. Thence North $89^{\circ}59'30''$ East, a distance of 10.78 feet;

Thence departing said Northerly Right-of-Way line North $01^{\circ}15'38''$ West, a distance of 243.78 feet; Thence North $88^{\circ}44'22''$ East, a distance of 293.93 feet; Thence North $68^{\circ}03'18''$ East, a distance of 413.98 feet, to a point on the East line of the Northeast Quarter of the Northwest Quarter of said Section 12; Thence South $00^{\circ}23'22''$ West, along said East Line, a distance of 372.38 Feet, to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 12; Thence returning to said Northerly Right-of-Way line of U.S. Highway 34 South $00^{\circ}23'22''$ West, a distance of 32.43 feet; Thence along said Northerly Right-of-Way line the following three (3) courses and distances;

1. North $89^{\circ}59'30''$ East, a distance of 21.09 feet;
2. North $00^{\circ}00'30''$ West, a distance of 10.00 feet;

3. along the arc of a non-tangent curve to the left having a central angle of $11^{\circ}46'48''$ and a radius of 1382.50 feet, an arc length of 284.24 feet, the chord of said curve bears North $84^{\circ}06'06''$ East a distance of 283.74 feet to the True Point of Beginning;

Containing an area of 2,388,216 square feet or 54.8259 acres more or less.
And subject to any and all existing Rights-of-Way, Easements of record or implied.