

**981 Cedar Creek Rd | Drake, CO 80515**

**CONTRACT WRITING INFORMATION**

**SELLER:** Christopher M. Carpenter and LauraJane O. Baur

**LEGAL:** The Northwest Quarter of the Southwest Quarter of Section 24, Township 6 North, Range 71 West of the 6th Principal Meridian, County of Larimer, State of Colorado

**INCLUSIONS:** Window Coverings, Gas Range/Oven, Wall Oven, Dishwasher, Refrigerator in Kitchen, Clothes Washer, Clothes Dryer, Microwave, Trash Compactor, Disposal, Smoke Alarm(s), Hot Tub

**EXCLUSIONS:** Seller's Personal Property

**AVAILABLE FOR PURCHASE:** Pool Table, Polaris with Plow

**ROAD ASSOCIATION:** \$200-\$300/Annually

**EARNEST MONEY:** \$9,250

**TITLE COMPANY:** Land Title Guarantee Company

**CLOSER:** Trish Melendy | [tmelendy@ltgc.com](mailto:tmelendy@ltgc.com) | 970-492-6297

**POSESSION:** Delivery of Deed

**DEED TYPE:** Special Warranty Deed

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<b>UTILITIES</b>	WATER :	Well
	ELECTRIC:	PVREA
	GAS:	Propane
	INTERNET:	Hughes Net
	SATELITE:	Direct TV

**PLEASE DON'T HESITATE TO CONTACT ME IF YOU HAVE ANY QUESTIONS WHILE WRITING THE OFFER!**



*John Feeney*



**John Feeney**  
 Broker Associate

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