

# JAMES

— LAND CO. —

73527 HWY 64  
Meeker, Colorado



Creed James  
Office: (307)326-3104  
Cell: (307)399-7973  
creed@jameslandco.com

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— LAND CO. —



SARATOGA • WYO

Broker Associate  
Ranch • Farm • Recreation  
Serving: WY • NE • CO  
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**Price:** \$150,00.00

**Features:** Excellent Location, Junction of HWY 13 & 64 , Zoned Industrial, 3 Phase Power, Natural Gas, Great Views

**Location:** Meeker, Colorado

**Acreage:** 2.74 Acres +/-

**Improvements:** None

**Taxes:** \$837.94 (2023 Estimate)



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## Brokers Comments

73527 HWY 64 is located at the junction of HWY 13 & 64 just 2.5 miles west of scenic town Meeker, Colorado. Comprised of 2.74 acres, the subject property features a great location, 3 phase power, natural gas to property, water via a shared well and great views overlooking the White River bottom. Zoned as industrial you could not ask for a better location. HWY 13 is the main road in western Colorado going from I-70 in Rifle up through Meeker and on to Craig, while HWY 64 goes from Meeker through Rangely and on to Vernal, Utah. Rarely do industrial zoned properties with this great of location come on the market. The neighboring two lots are available as well offering another 3.07 acres that could be developed with one of them featuring a nice 32'X40' log building. To learn more about this property call James Land Company today at 307-326-3104.





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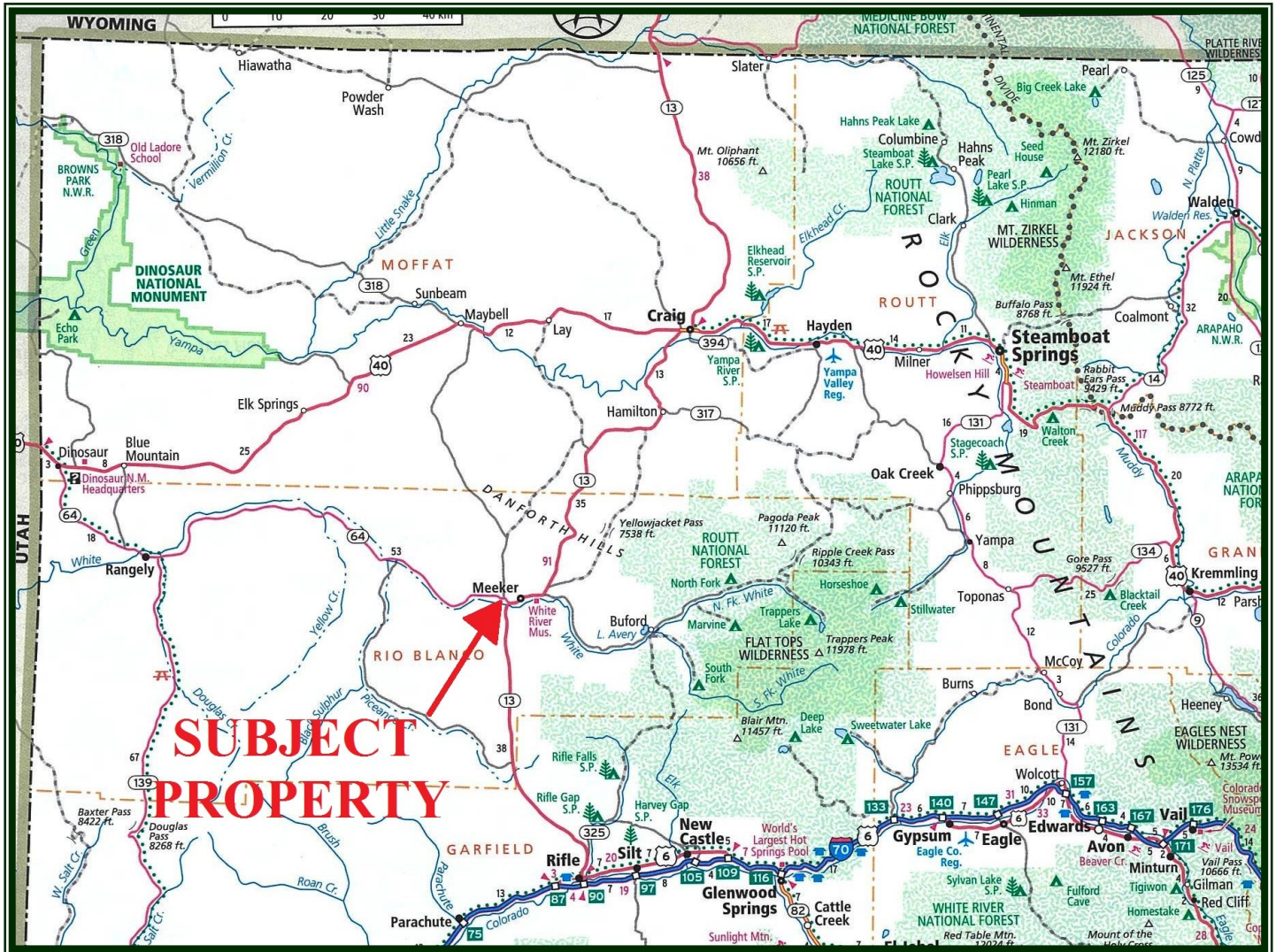
## 73527 HWY 64





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Note: The Seller is making known to all potential purchasers that 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 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.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

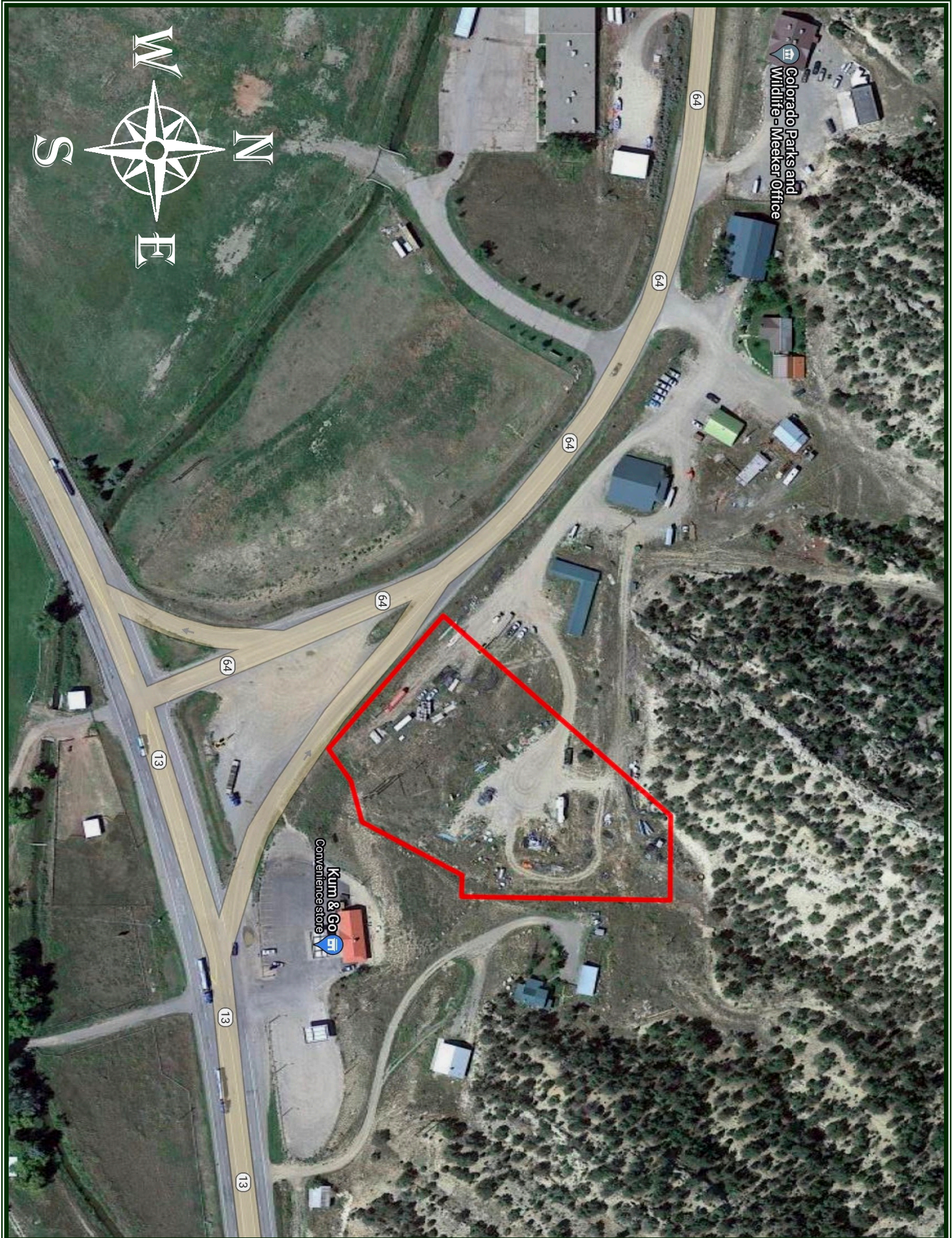






Colorado Parks and Wildlife - Meeker Office

Kum & Go Convenience Store





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## Contact Information

### **Creed James (Broker / Owner)**

Cell: (307)399-7973 Email: [creed@jameslandco.com](mailto:creed@jameslandco.com)

*\*Licensed in Wyoming, Nebraska & Colorado*

### **Curt James (Associate Broker)**

Cell: (307)399-8644 Email: [curt@jameslandco.com](mailto:curt@jameslandco.com)

*\*Licensed in Wyoming & Nebraska*

### **Brenda James (Associate Broker)**

Cell: (307)399-8645 Email: [bjames@carbonpower.net](mailto:bjames@carbonpower.net)

*\*Licensed in Wyoming*

### **Brad James (Sales Associate)**

Cell: (307)340-0168 Email: [bjames1957@aol.com](mailto:bjames1957@aol.com)

*\*Licensed in Wyoming & Nebraska*

### **Cody Nye (Sales Associate)**

Cell: (308)760-8588 Email: [cody@jameslandco.com](mailto:cody@jameslandco.com)

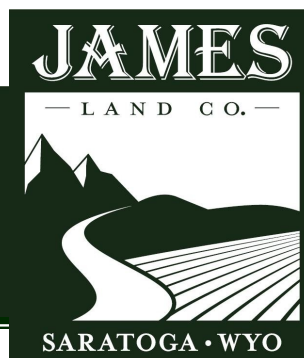
*\*Licensed in Nebraska*

**Note:** This Information and any other information presented by James Land Company, LLC has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company, LLC. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

**Agency Disclosure:** James Land Company, LLC and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

**\*\*Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company, LLC is an agent for the seller.**

Office: (307)326-3104  
116 South 1st Street  
Saratoga, WY 82331



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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS**

**Seller's Agent:** A seller's 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.

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### **RELATIONSHIP BETWEEN BROKER AND BUYER**

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

**73527 HWY 64**

or real estate which substantially meets the following requirements:

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Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### **CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.



**CHECK ONE BOX ONLY:**

**Customer.** Broker is the  seller's agent  seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks:  Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with this document via hard copy/electronic copy and retained a copy for Broker's records.

Brokerage Firm's Name: James Land Company, LLC

\_\_\_\_\_  
Broker