



1550 +/- SQUARE FEET MONTANA LOG HOME, 2 BEDROOM, 1 1/2 BATH, BUILT IN 1997, IN FLOOR RADIANT HEAT, GOOD METAL ROOF, SLAB ON GRADE, SALTILLO TILE FLOORS, UPSTAIRS BASEBOARD HOT WATER HEAT, WATER- 300FT WELL GOOD WATER, 10 GALLONS PER MINUTE -WELL REPORT AVAILABLE. ON SEPTIC.



24 x 48 POST & BEAM LOG SIDED BARN (TO MATCH HOUSE). CONCRETE FLOOR W/ WORK SHOP, TACK ROOM & FULL 18 x 48 LOFT W/ BUILT IN PULL DOWN TRAP DOOR, COMPLETED IN 2001



44 x 72 SHOP. CONCRETE FOUNDATION WITH STICK BUILT 2 x 6 CONSTRUCTION, BOARD AND BAT SIDING. 14 FOOT DOORS FOR COMMERCIAL OR RV ACCESS ON BOTH SIDES. COMPLETE WITH 220 ELECTRIC. RED METAL ROOF WILL BE COMPLETED PRIOR TO CLOSING.

On 40 +/- Acres



Minimum Opening Bid:
\$350,000

REPLACEMENT COST IN CURRENT MARKET ESTIMATES
\$550,000-\$600,000

GATEWAY TO THE FLAT TOPS

DUE TO AN UNFORESEEN, SERIOUS ILLNESS THE HONEYFORD FAMILY IS SELLING THEIR BEAUTIFUL HOME, PERSONAL PROPERTY AND BUSINESS ASSETS AT PUBLIC AUCTION. THEIR HOME SITS JUST OUTSIDE THE LUSCIOUS TOWN OF YAMPA, COLORADO. THE MONTANA LOG HOME KEEPS THE QUIET CONTEMPORARY WESTERN CHARM OF THE COMMUNITY ALIVE. THERE ARE NO NEIGHBORS TO BE SEEN, ONLY THE MAGNIFICENT MOUNTAIN RANGES SURROUNDING YOU IN EVERY DIRECTION. COME ENJOY A HOME WHERE YOU HAVE ROOM TO BREATHE AND SIT ON YOUR FRONT PORCH WITH YOUR MORNING COFFEE AND TAKE IN ALL THAT LIFE HAS TO OFFER YOU IN GOD'S COUNTY.

PROPERTY ADDRESS: 30675 ROUTT COUNTY ROAD 6A
40 MILES TO STEAMBOAT SPRINGS
38 MILES TO I-70 & WOLCOTT
TURN IS BETWEEN MILE MARKER 38 & 39 ON HWY 131
GOOD WINTER ACCESS - PLOWED COUNTY ROAD

OPEN HOUSE - SHOWINGS
SATURDAY JUNE 18TH 10:00 A.M TO 5:00 P.M
OR BY APPOINTMENT

FOR INFORMATION OR SHOWINGS
PLEASE CONTACT
BILL HONEYFORD: (970) 846-5268

TERMS: Properties sold "As is - Where is" no warranty or representation either expressed or implied. Buyer is Solely responsible for making his or her own inspections of property. Sale day announcements take precedence over any advertisements. All acreage and descriptions are approximate. A non refundable EMS deposit of \$15,000 in the form of a cashiers check made out to Stewart Title will be required and held in escrow until the close of the sale. All financing must be in place before sale day, bidding is not contingent on financing. Closing in 30 days or less. Clear title will be provided at closing. Owner reserves the right to accept or reject final bid on real estate property. United Auctioneers is acting solely as the bid callers for the sale of Real Estate. For questions or showings please contact Bill Honeyford @ 970-846-5268. Offers may be taken prior to Auction.



**WE WELCOME YOU!
COME AND TAKE A
CLOSER LOOK**

