

# STOP LOOKING! YOU ARE HOME!

21810 SWEET ROAD, PEYTON, CO. 80831



Welcome to Rivers Divide (so named because this area is where the waters flow north to the Platte River and south to the Arkansas, depending on which side of the E-W ridge you are on)! Get out of your car and take walk on the prairie. Nature cushions your step, as the breezes sap your stress level. Enjoy the distant views spread out before you, and you'll know you are home! Located only a short drive from shopping, but worlds apart from the city humdrum. This is what you deserve; country living at its best, offering the ideal blend of country quality and city convenience. The approximate property corners are marked with flagging, and a map is on the reverse side of this sheet. Please feel free to walk it, but please respect the privacy and property of adjoining owners. Call Doug for a personal tour. Thank you!

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- ☺ +/- 40 fabulous acres!
  - ☺ County maintained road!
  - ☺ Minimal protective covenants to protect value!
  - ☺ Horses welcome!
  - ☺ Windmill, barn & 2 large stock tanks!
  - ☺ Relaxing drive to shopping & schools!
  - ☞ Utilities are provided by: Mountain View Electric, and Qwest (telephone). Propane is available from several area suppliers. A private septic and well are required.
  - ☞ Peyton School District #23. School bus service is provided by the District!
  - ☞ Legal Description: The SW¼ of the SW¼ of Section 23, Township 11 South, Range 63 West of the 6<sup>th</sup> P.M., El Paso County, Colorado (Assessor's No. 31000-00-214)! Low taxes (est. \$26.22 for 2010; ask me why!)

✓ **Bar•gain \ 'bär-gən \ n: an advantageous purchase. Ex. This fine property is only \$150,000.00!**

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