

**Huerfano County
Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, ext 103**



October 18, 2024

This Letter is concerning Karl & Carla Burmester of Windmill Ranch, a Nebraska Partnership, permit BULK-24-0009, located at 1609 CR 550 (Lots 9-10 Huerfano Ranch AKA G-3 Apache Ridge) in Gardner, parcel number 252011. The property has one dwelling and two out buildings. The property was investigated, there are no code violations on this property.

At the time the bulk water application was being applied for the applicant (Burmester) were/are under contract to purchase this home. There is no well on the property, but there is an existing cistern.

Please let us know if you have any further questions or concerns.

Best Regards,

Cheri Chamberlain

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS1-8-24) (Mandatory 8-24)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)

Date: 10/6/2024

AGREEMENT

1. **AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. **PARTIES AND PROPERTY.**

2.1. **Buyer.** Windmill Ranch, A Nebraska Partnership (Buyer) will take title to the Property described below as Joint Tenants Tenants In Common Other per the Partnership.

2.2. **No Assignability.** This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions**.

2.3. **Seller.** Bianca Abeyta (Seller) is the current owner of the Property described below.

2.4. **Property.** The Property is the following legally described real estate in the County of Huerfano, Colorado (insert legal description):

LOTS 9-10 HUERFANO RANCH AKA G-3 APACHE RIDGE 27.86A

known as: 1609 County Road 550, Gardner, CO 81040

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

2.5. **Inclusions.** The Purchase Price includes the following items (Inclusions):

2.5.1. **Inclusions – Attached.** If attached to the Property on the date of this Contract, the following items are included unless excluded under **Exclusions**: lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including n/a remote controls). If checked, the following are owned by the Seller and included: **Solar Panels** **Water Softeners** **Security Systems** **Satellite Systems** (including satellite dishes). Leased items should be listed under § 2.5.8. (Leased Items). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. **Inclusions – Not Attached.** If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under **Exclusions**: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

2.5.3. **Other Inclusions.** The following items, whether fixtures or personal property, are also included in the Purchase Price:

All personal property at the above address as of 9/30/24

If the box is checked, Buyer and Seller have concurrently entered into a separate agreement for additional personal property outside of this Contract.



Huerfano County

401 Main Street,
Walsenburg, CO 81089

719-738-1220 Ext.103

BULK-24-0009

Bulk Water Application

SITE ADDRESS: CO RD 550 # 01609

PROJECT NAME: Burmester Bulk Water

EXPIRES: 04/09/2025

PARCEL: 252011

Permit Request:

Bought the property, has no well but a cistern from previous owners

APPLICANT: Burmester, Karl & Carla
1609 CR 550
GARDNER, CO 81040

OWNER: ABEYTA, BENJAMIN F & BIANCA
1609 CO RD 550
GARDNER, CO 81040-9713

PERMIT INFO:

User Type County Resident
Full-time resident Yes
Residence on property Yes
Electrical Service Yes

VALUATION:	Quantity	Value	FEES:	Paid	Due
			Administrative Fee	50.00	\$0.00
CONDITIONS				Total:	\$50.00
					\$0.00

Action by the Authorized Permitting Authority

Approved Conditional Approval Denial

Name _____

Signature _____ Date: _____

Comments _____

Title _____
