

Buyers

When you're ready to find *your* special place in Colorado's Western Slope, the Lario Team is ready to back you up with all of our hard earned skills and contacts. Everyone's dream is different; maybe you want a gorgeous mountain retreat with big views and your own fly fishing stream, or maybe a working orchard with good water rights is more your style... *whatever* you're looking for, we can lead you to it. But of course, *finding* the perfect property is just a good beginning. You need expert guidance to negotiate the purchase. Price is one factor, but there are lots of other issues to consider, like water rights, conservation easements, mining rights, utilities and *many* more... Western land sales can get mighty complicated, mighty fast.

The Lario Team specializes in one-of-a-kind Western Slope properties, and no one is better at representing buyer's interests. Our service is unmatched - that's why we work with more buyers than any other team in our region.

Access: Because of our contacts developed over the last 30 years, *and* our membership in the Realtor's Land Institute, we simply *know more people* than most Realtors. Brokers know that staying in touch with us is a good idea and we are often the first to hear about new properties coming on the market. *Our networking is legendary* - and that's exactly what you want in a buyer's representative. We often take our clients to a property *the very day* it's listed, and sometimes we make an offer that day - you'll *never* miss out because *we're* too slow.

Service: We know there's lots of Realtors out there, and we're honored that you're considering working with the Lario Team. We repay your trust with superior service. We notify you as new properties come on the market, we stay in contact, we employ licensed personal assistants as backup, and we *never* forget who we're working for: **you**.

Knowledge: We *really* shine when it's time to make an offer. Because we specialize in premier Western Slope properties, we're better at avoiding all the problems that can plague rural land sales in Western Colorado. You don't want any mistakes made during your purchase - after all, you'll be living with the results (and *paying* for them) a long time. *No one avoids mistakes better than the Lario Team*. We handle all transaction details, including potential conservation easements, contract scheduling and review, water law issues, utilities, signatures, easements and, well, all the *other* 1,001 details that go into a successful purchase. And we communicate with throughout, so you feel confident and informed while making one of life's biggest decisions.

We're eager to work with you! Western Slope real estate is our passion, and matching people and properties is what we do best. Please, give us a call today!