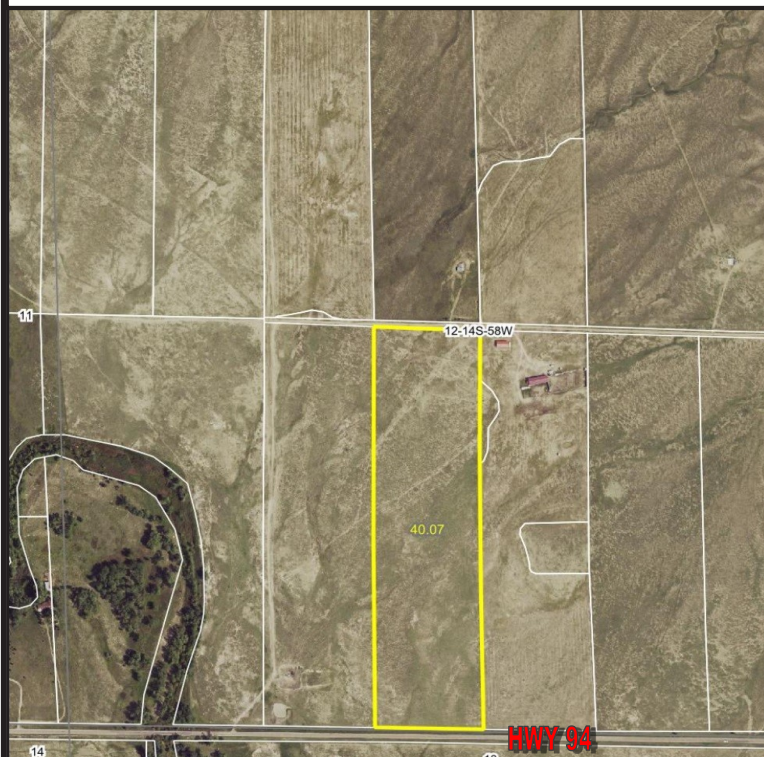


# FOR SALE 40.07 ACRES GRASSLAND/VACANT LOT

C4044

## LINCOLN COUNTY, COLORADO



### LOCATION:

The subject property is located 8 miles west of Punkin Center, CO and 12 miles east of Rush, CO.  
**Signs will be posted**

### LEGAL:

Township 14S, Range 58W of the 6th P.M. Section 12: E2E2SW4

### MINERALS:

All minerals owned by the Seller will be retained.

### ACRERAGE:

40.07 +/- acres of native grass

### POSSESSION:

At closing

### TAXES:

Seller will pay taxes for all of 2017 and prior years and taxes for 2018 will be prorated to the date closing.

### PROPERTY INFO:

- Highway 94 Frontage and is approximately 45 minutes to Colorado Springs, CO and 45 minutes to Limon, CO.
- Open range property with no covenants and is a great building site for new home, manufactured home and mobile home.

**PRICE: \$25,000.00**

**2017 Taxes - \$268.42**

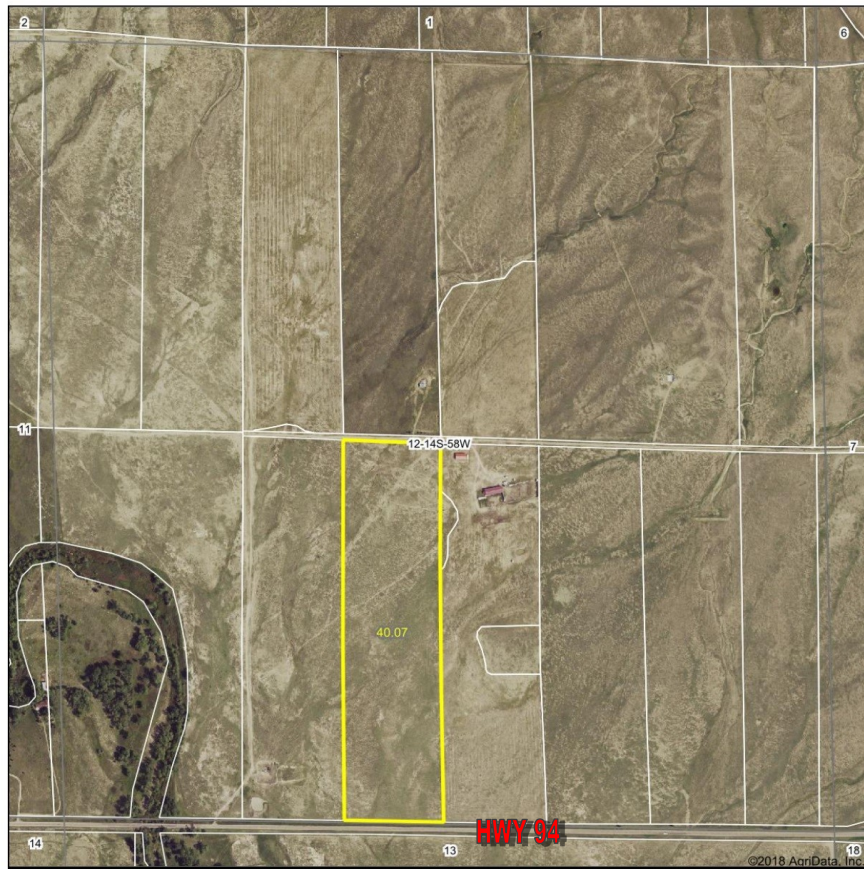


Colorado Land  
Investments I, LLC

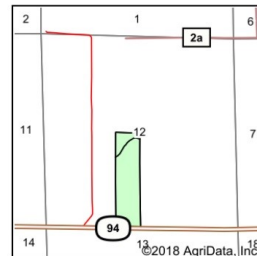
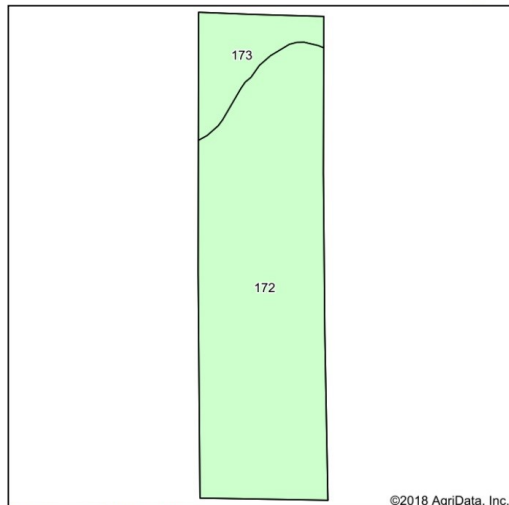
Cary Schlosser - Listing Broker - 719-346-8661 (Office)  
or 719-349-0478 (Cell Phone)

Larry J. Hostetler - Managing Broker - 719-346-8661 (Office)  
or 719-342-8661 (Cell Phone)

### Aerial Map



### Soils Map



State: **Colorado**  
 County: **Lincoln**  
 Location: **12-14S-58W**  
 Township: **Karval**  
 Acres: **40.07**  
 Date: **4/23/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: CO073, Soil Area Version: 15								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Barley	Grain sorghum	Wheat
172	Platner loam, 0 to 3 percent slopes	34.93	87.2%	IVs	IIIs	3	2	3
173	Platner-Ascalon complex, 0 to 3 percent slopes	5.14	12.8%	IVc	IIIs			
<b>Weighted Average</b>						<b>2.6</b>	<b>1.7</b>	<b>2.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

### Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

**NOTICE TO PERSPECTIVE PURCHASERS:** The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.