

FOR SALE 41.57 ACRES GRASSLAND/VACANT LOT

C4043

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: W2E2SW4

MINERALS:

All minerals owned by the Seller will be retained.

ACRERAGE:

41.57 +/- 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 - \$257.08



Colorado Land
Investments I, LLC

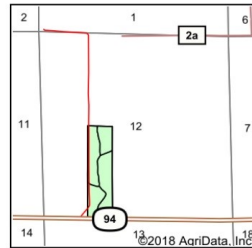
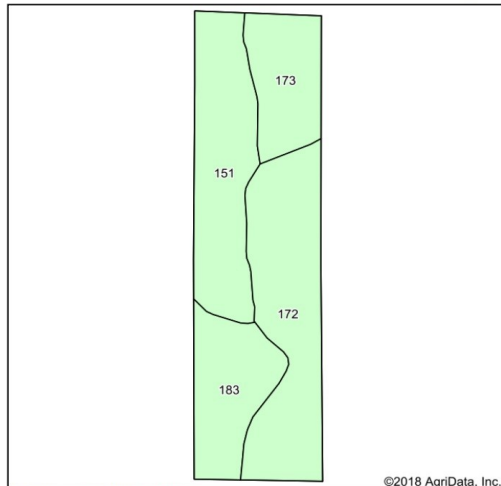
Cary Schlosser - Listing Broker - 719-346-8661 (Office)
or 719-349-0478 (Cell Phone)

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: 41.57
 Date: 4/23/2018



Soils data provided by USDA and NRCS.

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Area Symbol: CO073, Soil Area Version: 15		Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Alfalfa hay
172	Platner loam, 0 to 3 percent slopes	15.11	36.3%	IVs	IIIs	
151	Midway clay loam, 1 to 5 percent slopes	12.08	29.1%	Vle		
183	Seldom sandy loam, 0 to 3 percent slopes, rarely flooded	7.71	18.5%	IIle		1.5
173	Platner-Ascalon complex, 0 to 3 percent slopes	6.67	16.0%	IVc	IIIs	
Weighted Average						0.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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