

FOR SALE

Price Reduced

38.90 +/- ACRES VACANT LOT

C4055

LINCOLN COUNTY, COLORADO



LOCATION:

The subject property is located 7 miles west of Pun-kin Center, CO and 13 miles east of Rush, CO.
Signs will be posted

LEGAL:

Township 14S, Range 58W of the 6th P.M. Section 15: NW4NE4

MINERALS:

All minerals owned by the Seller will be retained.

ACREAGE:

38.90 +/- acres of native grass

POSSESSION:

At closing

TAXES:

Seller will pay taxes for all of 2019 and prior years and taxes for 2020 will be prorated to the date closing.

PROPERTY INFO:

- Subject property is approximately 45 minutes East of Colorado Springs, CO and 45 minutes SW of Limon, CO.
- Open range property for living off the grid or on the grid with no covenants, fenced on all four sides, HWY 94 Access and a water well (Permit # 233709)

PRICE: ~~\$45,000.00~~ \$40,000.00

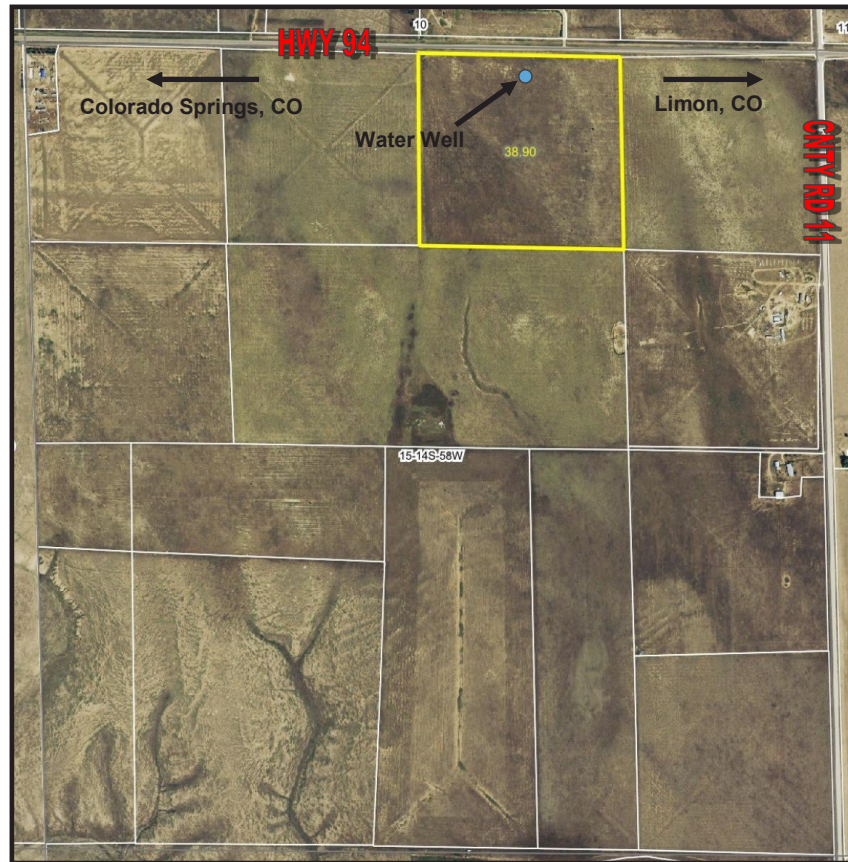
2019 Taxes - \$25.80



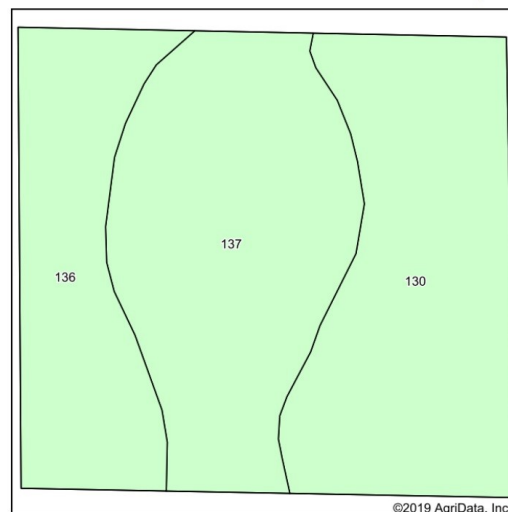
Colorado Land
Investments I, LLC

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

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

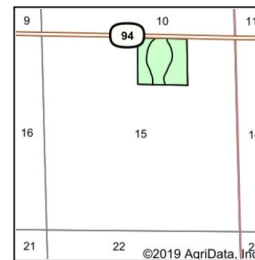


Soils Map



Soils data provided by USDA and NRCS.

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State: Colorado
County: Lincoln
Location: 15-14S-58W
Township: Karval
Acres: 38.9
Date: 6/16/2020

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Annual hay crop	Grain sorghum	Millet	Sorghum hay	Wheat	*n NCCPI Soybeans
137	Haxtun, dry-Oiley loamy sands, 0 to 3 percent slopes	14.86	38.2%	IVc		1.5	25	30	2	20	11
130	Fort loam, 3 to 6 percent slopes	14.76	37.9%	IVe	IVe						18
136	Haxtun loamy sand, dry, 0 to 3 percent slopes	9.28	23.9%	IVc		1.5	25	30	2	20	11
Weighted Average						0.9	15.5	18.6	1.2	12.4	*n 13.7

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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