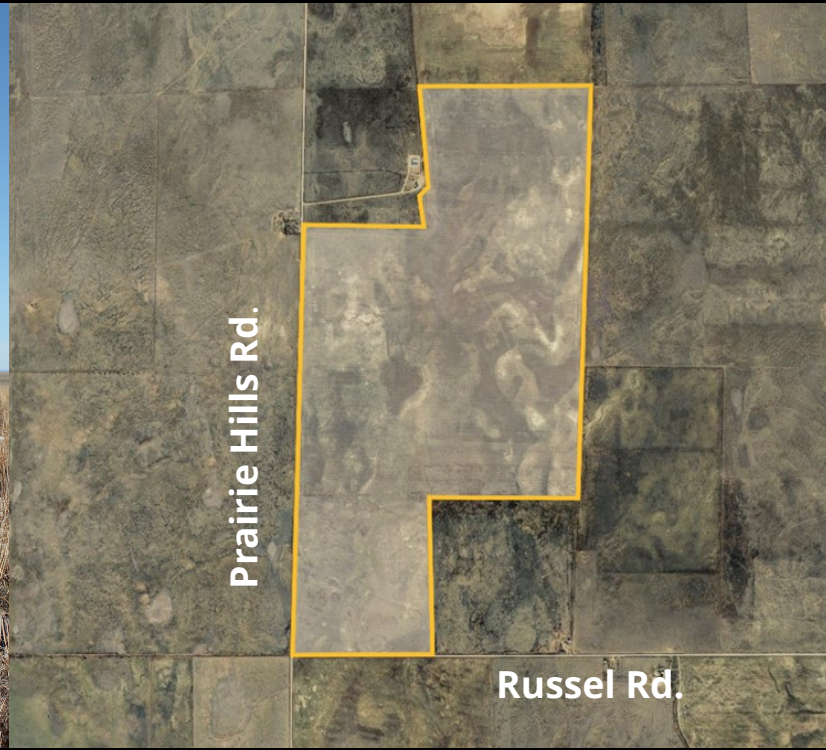


FOR SALE

942.68 ACRES CRP LAND

C4061

PUEBLO COUNTY, COLORADO



LOCATION:

Subject property is located 22 miles NE of Boone, CO. Signs will be posted.

LEGALS:

W2 10-18-60 (Contg. 320A) Less Por, S 1/2 SW 1/4 15-18-60 80A, N 1/2 15-18-60, N 1/2 SW 1/4 15-18-60 and E 1/2 10-18-60

FSA INFORMATION:

FSA Farmland Acres: 954.41
Expiration: 9/30/2021 Acres Enrolled: 942.64
Rate/Acres: \$44.38 Ann. Payment: \$41,834.36
*Note: Mid-Contract management has been completed

CRP INFORMATION:

Buyer (s) will receive 100% of the 2021 CRP payment.

MINERALS:

All Minerals Rights owned by seller, if any, will convey to the buyer at closing.

POSSESSION:

Upon delivery of deed

TAXES:

Seller will pay taxes for all of 2020 and prior years. Taxes for 2021 will be prorated to the date of closing.

PRICE: \$615,000.00

2020 Taxes: \$703.84

Property Details:

- Located 22 miles NE of Boone, CO, 43 miles NE of Pueblo, CO & 75 SE of Colorado Springs, CO
- Enrolled in CRP until 2021
- \$41,834.36 annual CRP payment
- Hunting opportunities - Mule Deer, Pronghorn & Small Game
- 6.8% ROI based on asking price
- Great views of Pike's Peak and Front Range



Colorado Land
Investments I, LLC



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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.