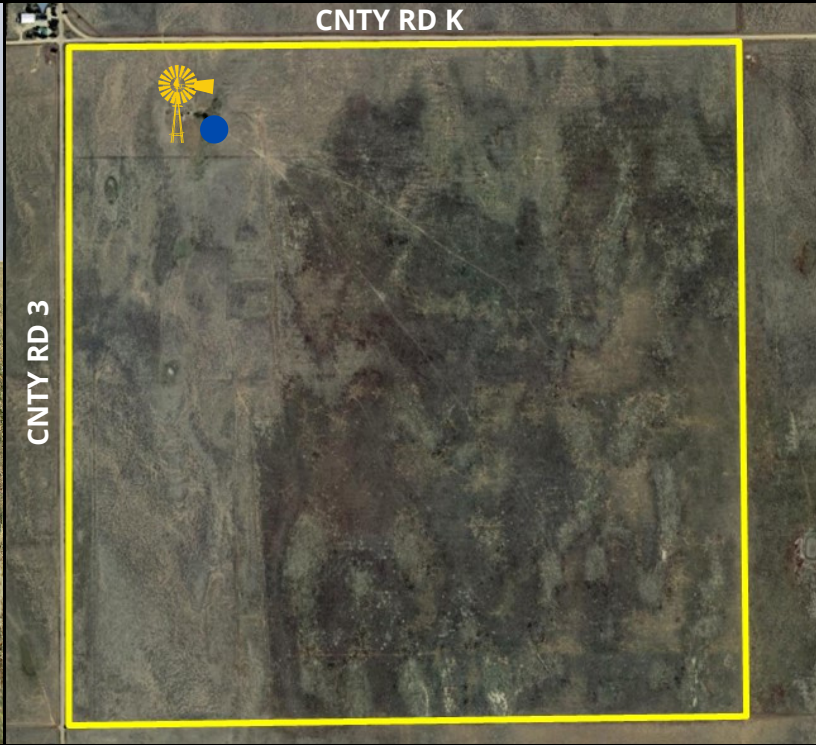


FOR SALE

637.88 ACRES
NATIVE RANGELAND &
GRASSLAND

C4065

LINCOLN COUNTY, COLORADO



LOCATION:

Subject property is located approximately 18 miles SE of Rush, CO, at the corner of CR 3 and CR K. Signs will be posted.

LEGALS:

All of section 21, township 16 south, range 59 west of the 6th P.M. - Lincoln County, CO

FSA INFORMATION:

Cropland Acres: 443.83 - Native Rangeland Acres: 194.05
Total Certified FSA Native Rangeland w/ Native Grass Acres: 637.88

CROPS:

None - Native Rangeland & Grassland with Native Grass

MINERALS:

All minerals rights owned by the seller, if any, will convey to the buyer.

POSSESSION:

Subject to tenant lease

TAXES:

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

PRICE: \$290,000.00

2020 Taxes: \$261.88

Property Details:

- Good fencing
- Windmill & Stock tank
- Quality Pasture
- Low taxes
- Good County road access
- Great addition to grazing operation
- Hunting - deer, antelope & small game



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

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