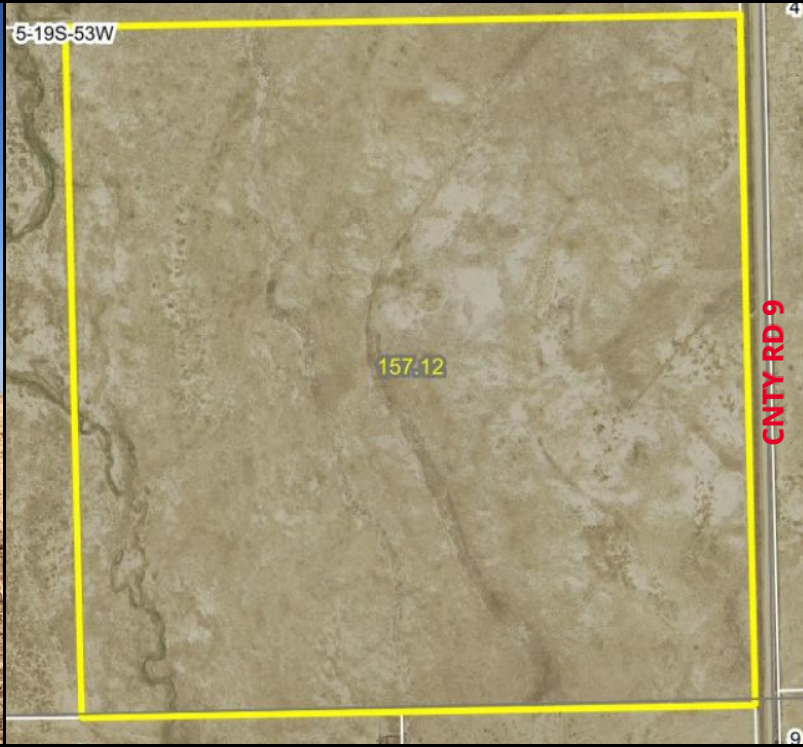


FOR SALE

157.12 ACRES
NATIVE GRASSLAND

C4068

KIOWA COUNTY, COLORADO



LOCATION:

Subject property is located approximately 6 miles North of Arlington, CO, on CR 9.

Signs will be posted.

LEGALS:

SE4 section 5, township 19 south, range 53 west of the 6th P.M. - Kiowa County, CO

FSA INFORMATION:

Farmland Acres: 157.12

CROPS:

None - Native Rangeland

MINERALS:

Seller owns 100% of the mineral interest on the subject property. **Minerals are negotiable.**

POSSESSION:

At closing

TAXES:

Seller will pay taxes for all of 2021 and prior years. Taxes for 2022 will be prorated to the date of closing.

PRICE: \$55,000.00

2021 Taxes: \$63.96

Property Details:

- Low taxes
- Good County Road access
- Potential Building Site
- 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

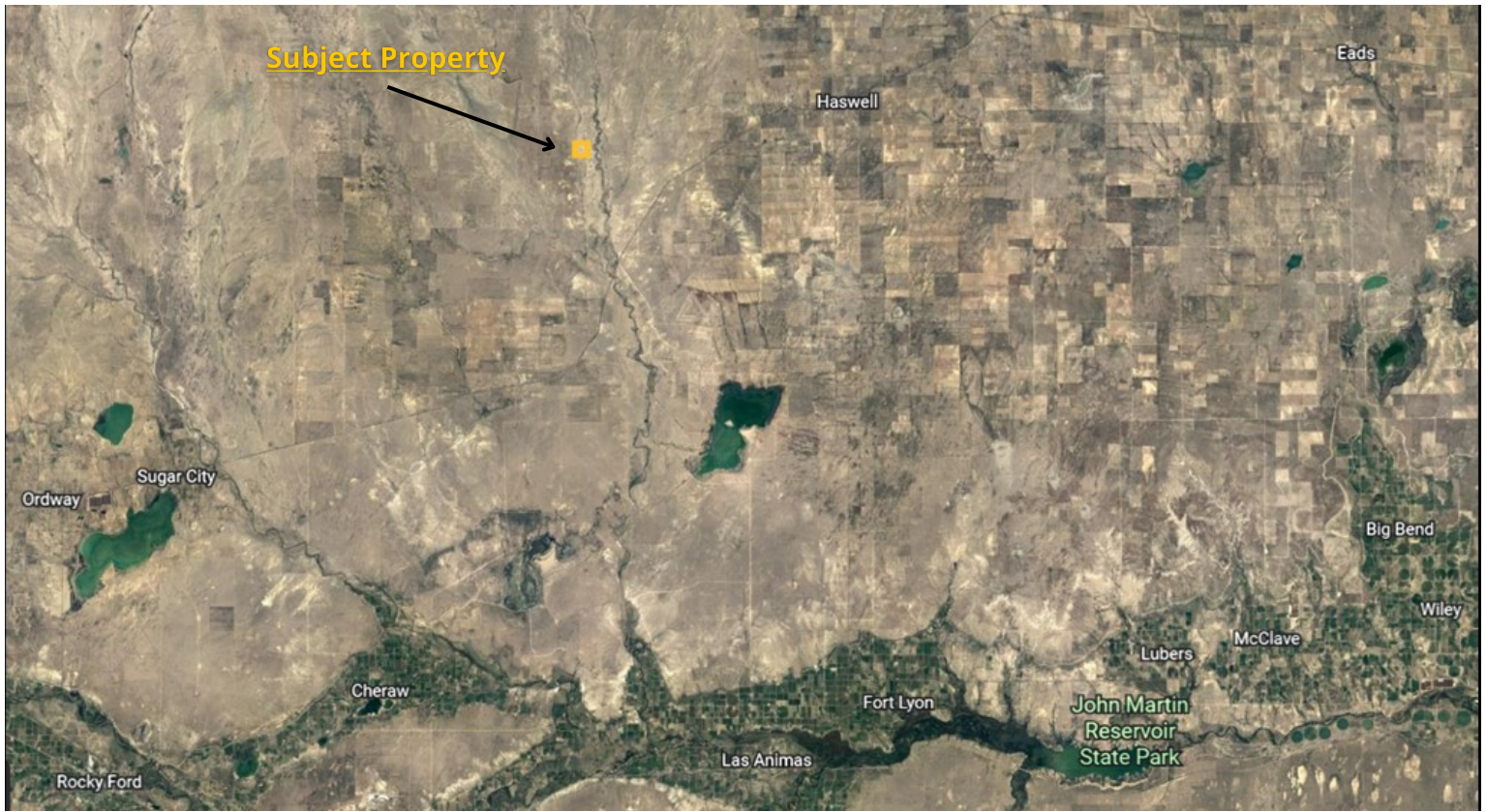
Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

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.



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

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.