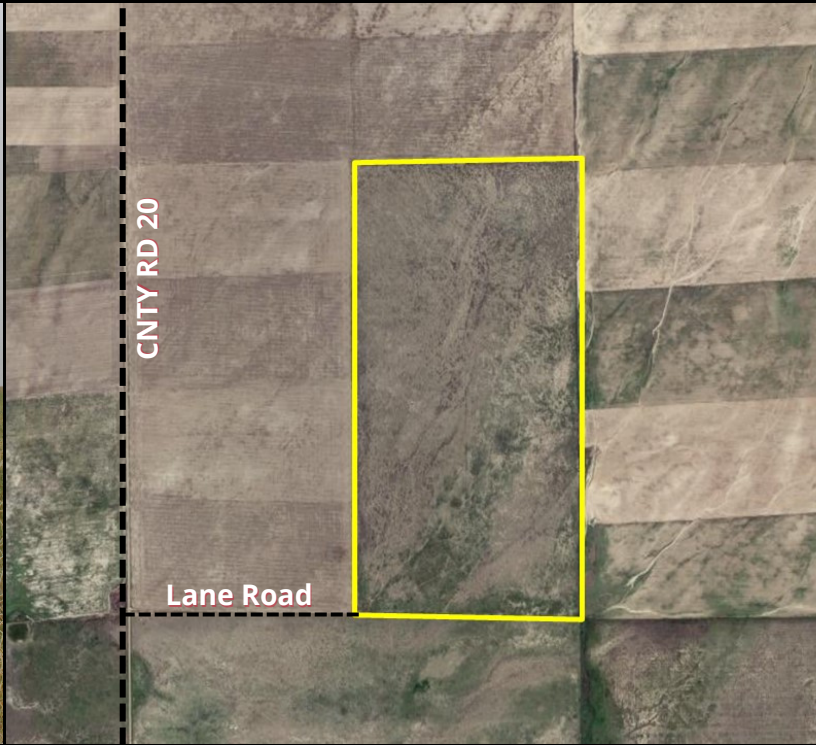


FOR SALE 315.22 +/- ACRES NATIVE GRASSLAND

C4071

KIOWA COUNTY, COLORADO



LOCATION:

Subject property is located approximately 8 miles Southeast of Haswell, CO, on CR 20.

LEGALS:

E2 section 32, township 19 south, range 51 west of the 6th P.M. - Kiowa County, CO

FSA INFORMATION:

FSA Farmland/Cropland Acres: 315.22 +/-
Note: No Base Acres

CROPS:

None - Native Grassland

MINERALS:

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

POSSESSION:

Subject to tenant's lease

TAXES:

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

PRICE: \$130,000.00

2021 Taxes: \$ 148.36

Property Details:

- Low taxes
- Great addition to grazing operation
- Potential CRP Grassland parcel - must qualify with FSA
- Recreational Property - Hunting - deer, antelope & small game



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

230 14th Street

Burlington, CO 80807

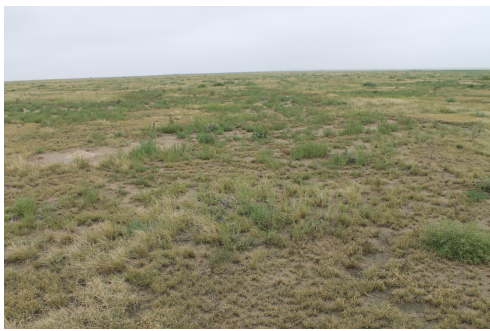
Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

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