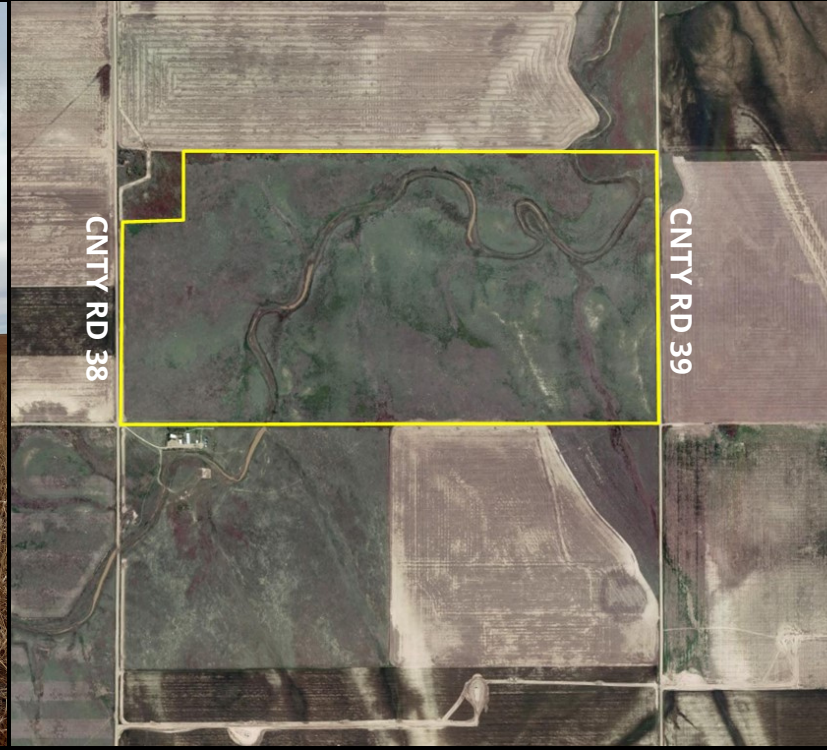


FOR SALE

286 +/- ACRES EXPIRED CRP LAND

LC15556

LINCOLN COUNTY, COLORADO



LOCATION:

Subject property is located approximately 3 miles West of Arriba, CO on CR 39.

LEGALS:

S2 less 10-acre tract section 32, township 8 south, range 53 west of the 6th P.M. - Lincoln County, CO

FSA INFORMATION:

Farmland/Cropland Acres: 286 +/- Grazing Acres: 23.5 +/- Base Acres:

CROPS:

None - Expired CRP

MINERALS:

All Minerals Rights owned by the seller, if any, will be retained by the seller.

POSSESSION:

Upon delivery of deed

TAXES:

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

PRICE: \$242,250.00

2021 Taxes: \$ 741.32

Property Details:

- Low taxes
- Great addition to Farming/Grazing operation
- Potential CRP/Grass Re-enrollment - must qualify with FSA
- Recreational Property - Hunting - deer, antelope & small game



Colorado Land
Investments I, LLC

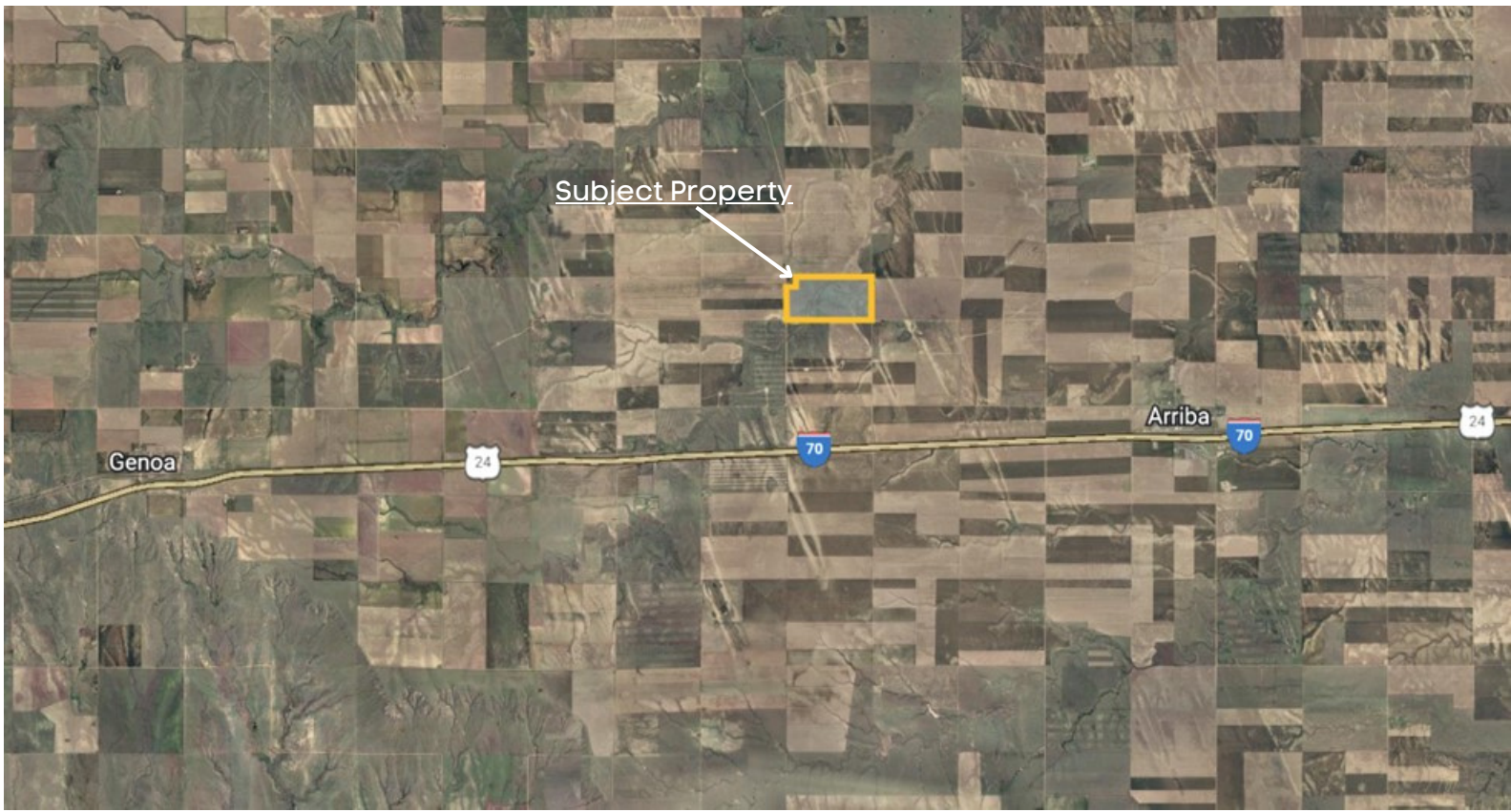
Larry Hostetler - Listing Broker

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