

FOR SALE 35.75 +/- ACES VACANT LAND

C4075

LINCOLN COUNTY, COLORADO



LOCATION:

The subject property is located 18 miles west of Punkin Center, CO and 3 miles east of Rush, CO.

Signs will be posted

LEGAL:

Township 14S, Range 59W of the 6th P.M. Section 17: NW Corner (Metes & Bounds Legal)

MINERALS:

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

ACREAGE:

35.75 +/- acres of native grass

POSSESSION:

At closing

TAXES:

Seller will pay taxes for all of 2022 and prior years and taxes for 2023 will be prorated to the date closing.

PROPERTY INFO:

- Subject property is approximately 45 minutes East of Colorado Springs, CO and 45 minutes SW of Limon, CO.
- Open range property for living off the grid or on the grid with no covenants, partially fenced, HWY 94 Access.

PRICE: \$50,000.00

2022 Taxes - \$481.60



Colorado Land
Investments I, LLC



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