# FOR SALE 35.75 +/- ACES 8 VACANT LAND

## 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

#### 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,
- 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





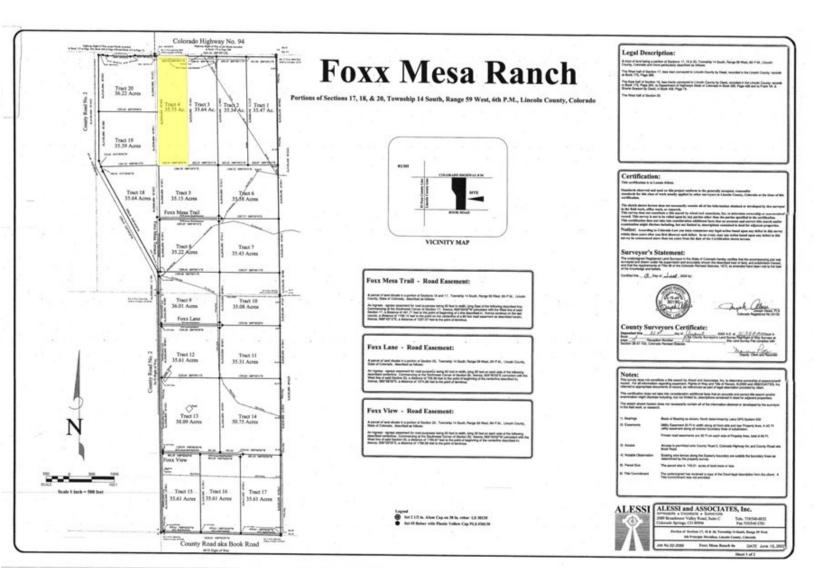


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