

FOR SALE GRAIN STORAGE

Improvements Only

C4076

PRICE REDUCED - CHEYENNE COUNTY, COLORADO



LOCATION:

The subject property is located within the town of Cheyenne Wells, CO at the corner of W. 1st Street N. and S. 2nd Street E. **Signs will be posted**

LEGAL:

Per Assessors: Improvements only UPRR CW (2) 30000 Bushel Metal Storage Bins (1) Bucket Elevator. General Physical Location: S. of S. 2nd Street (HWY 385) N. of UPRR & Between a Line Running Perp W. 1st ST & E. 1st ST

LEASE:

Year to year lease between Union Pacific Railroad Company and current owner.

ACREAGE:

1.33 +/- acres

POSSESSION:

At closing

TAXES:

Property Taxes paid by the UPRR and Improvement Taxes paid by owner - 2022 Improvement Taxes: \$968.86

PROPERTY INFO:

- 60,000 +/- Bushel Grain Storage
- Steel Silos
- New Leg - 5 Years Old
- New Bucket Cups
- Updated - 3 Phase Electrical
- Updated Fans
- Dump Pit

PRICE: ~~\$150,000.00~~ \$100,000.00



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

230 14th Street

Burlington, CO 80807

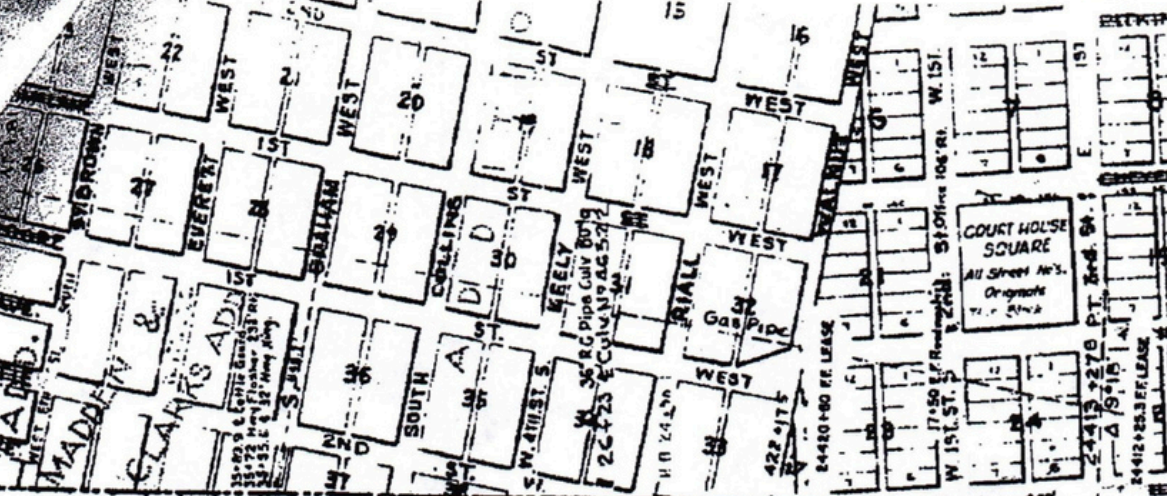
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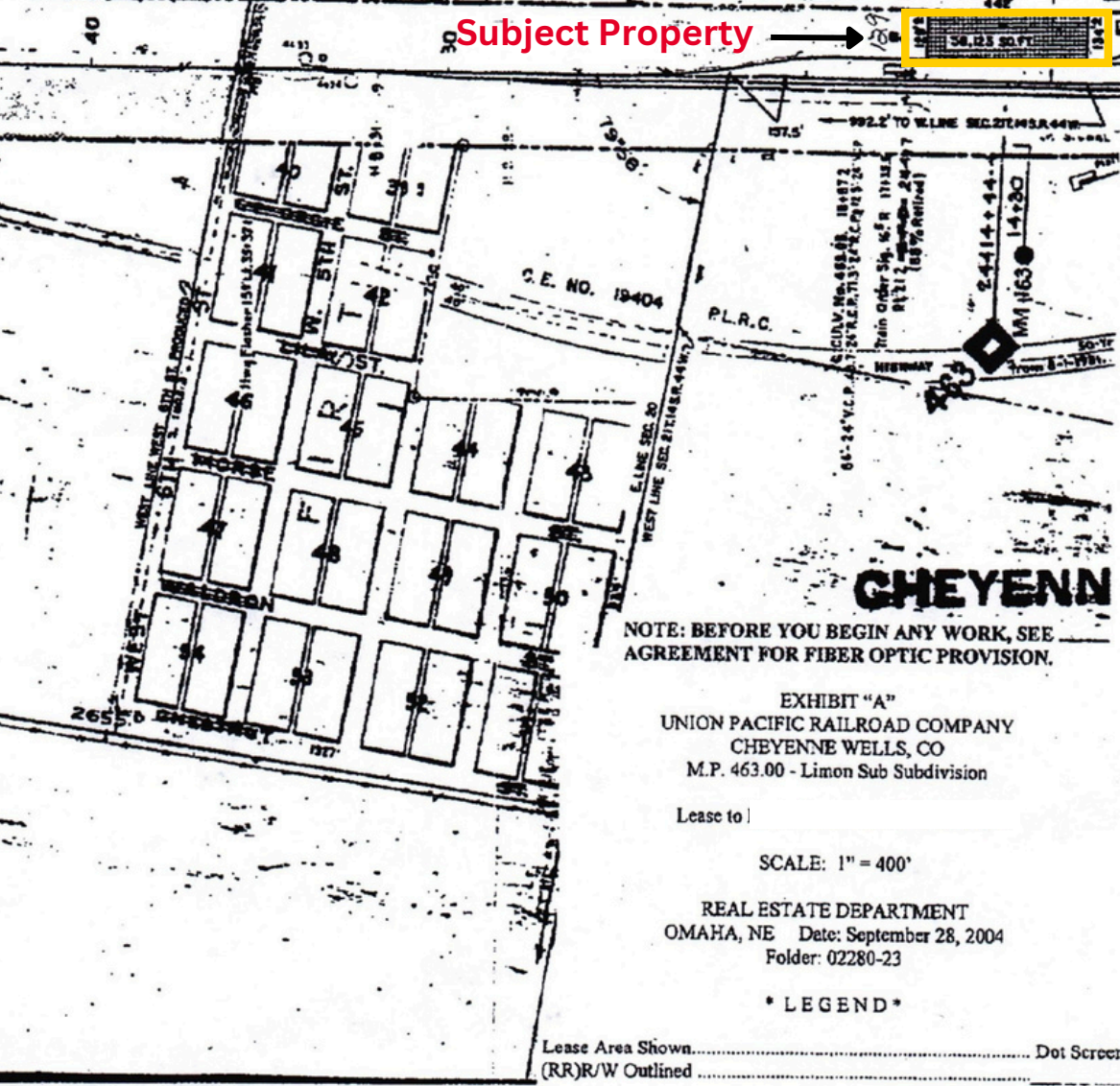
www.cololand.com

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.



Subject Property →

56,123 SQ. FT.



CHEYENNE

NOTE: BEFORE YOU BEGIN ANY WORK, SEE AGREEMENT FOR FIBER OPTIC PROVISION.

EXHIBIT "A"
 UNION PACIFIC RAILROAD COMPANY
 CHEYENNE WELLS, CO
 M.P. 463.00 - Limon Sub Subdivision

Lease to |

SCALE: 1" = 400'

REAL ESTATE DEPARTMENT
 OMAHA, NE Date: September 28, 2004
 Folder: 02280-23

* LEGEND *

Lease Area Shown..... Dot Screen.
 (RR)R/W Outlined.....



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