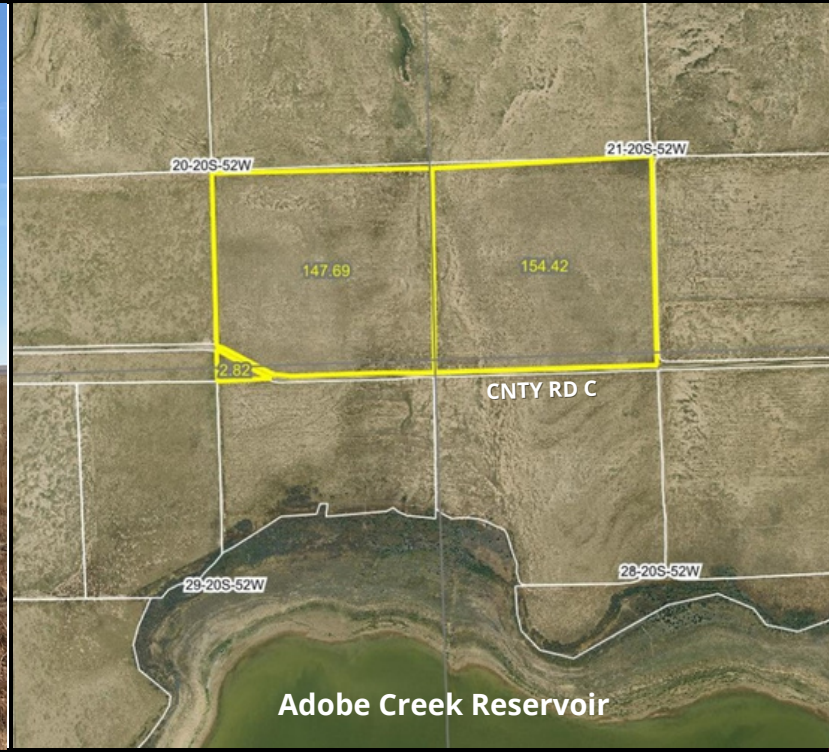


FOR SALE 304.93 +/- ACRES CRP LAND

C4077

KIOWA COUNTY, COLORADO



LOCATION:

Subject property is located 14.5 miles SW of Haswell Colorado. **Signs will be posted.**

LEGALS:

SE4 of Section 20 - SW4 of Section 21, Township 20 South, Range 52 West

FSA INFORMATION:

FSA Cropland Acres: 304.93
Expiration: 9/30/2032 Acres Enrolled: 304.93 - Three Contracts
Rate/Acres: \$19.72, \$19.18, \$20.60 Ann. Payment: \$5,936.00
*Note: Mid-Contract management has not been completed

CRP INFORMATION:

The 2024 CRP payment to the buyer and all future payments to the buyer.

MINERALS:

All Minerals Rights owned by the seller will be retained. In addition, seller reserves the pore space, carbon storage and carbon capture rights on the said property.

POSSESSION:

Upon closing

TAXES:

Seller will pay taxes for all of 2023 and prior years. Taxes for 2024 will be prorated to the date of closing.

PRICE: \$169,500.00

2023 Taxes: \$235.56

Property Details:

- Located 14.5 miles SW of Haswell, CO, 89 miles NE of Pueblo, CO & 130 SE of Colorado Springs, CO
- Enrolled in CRP until 2032
- \$5,936.00 annual CRP payment
- Hunting opportunities - Mule Deer, Pronghorn & Small Game
- Low taxes and County road frontage
- Within a 1/2 mile of Adobe Creek Reservoir
- Go to www.cololand.com for more details and pictures



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

230 14th Street

Burlington, CO 80807

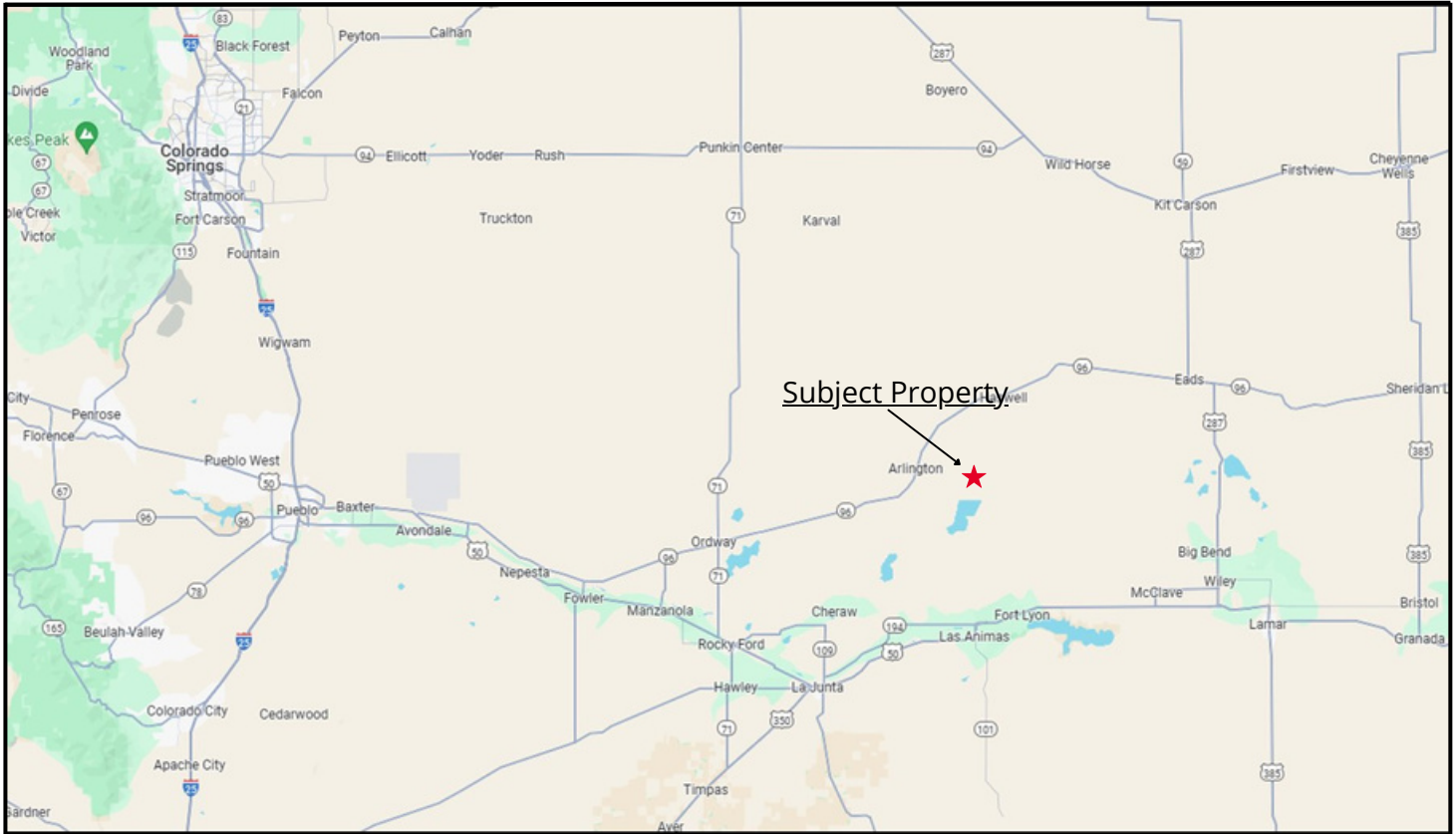
Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

NOTICE TO PROSPECTIVE 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 Sellers Agent in the Sale of subject property.



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