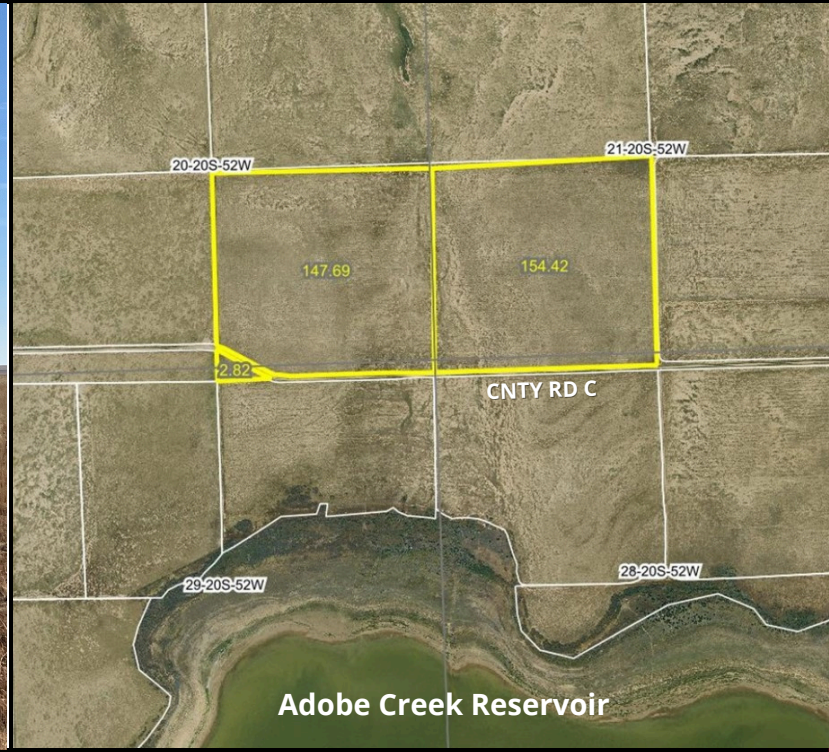


FOR SALE 304.93 +/- ACRES CRP LAND

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 and all future payments to the buyer.

MINERALS:

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

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



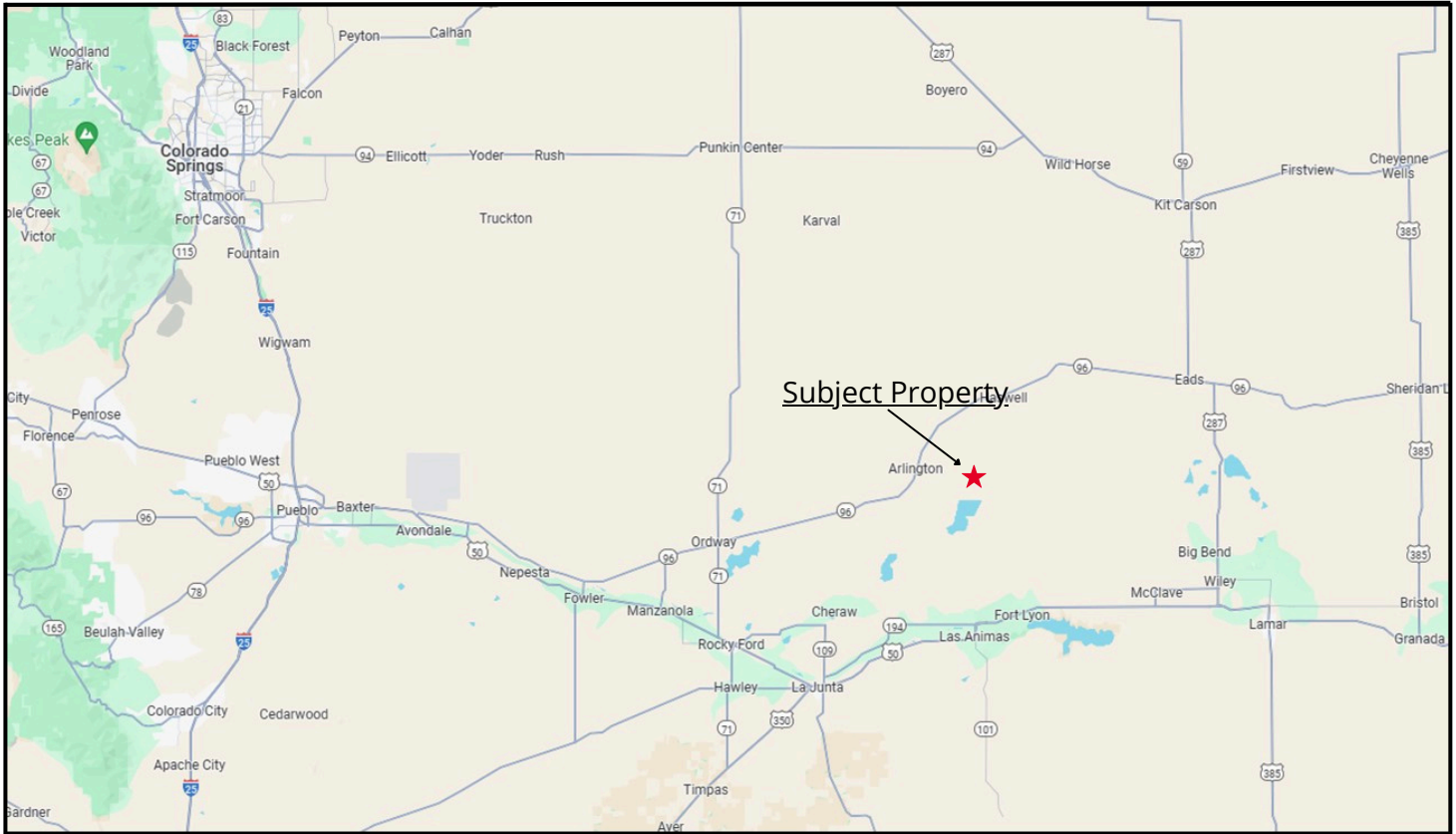
Colorado Land
Investments I, LLC



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

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Subject Property



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