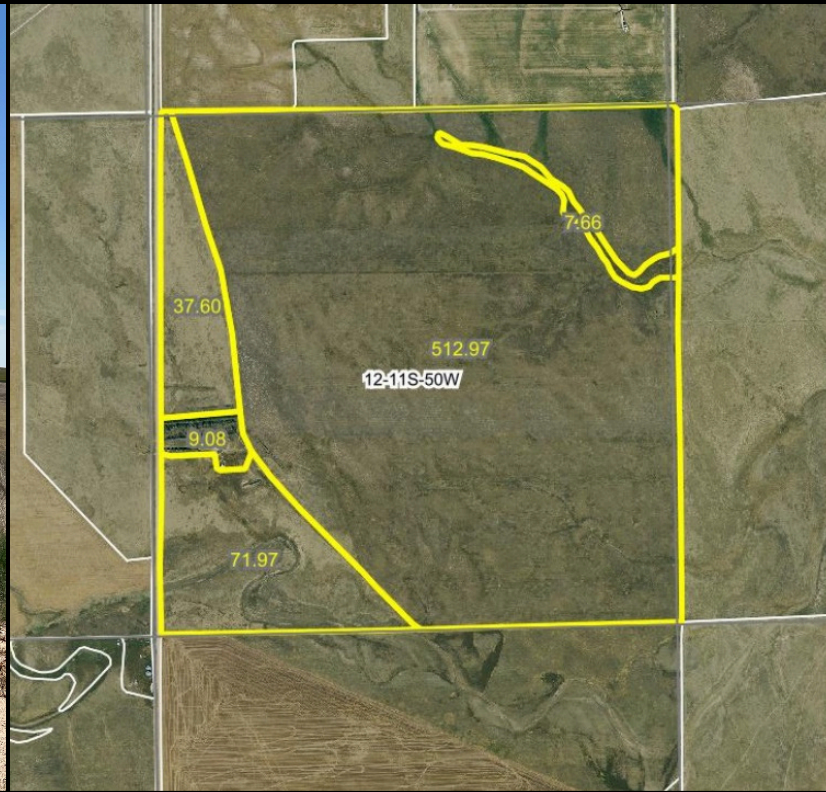


FOR SALE

639 ACRES
CRP & GRASSLAND
WITH IMPROVEMENTS

B3028

KIT CARSON COUNTY, COLORADO



LOCATION:

From Seibert, CO take Hwy 59 South 11.5 miles to CR G. Head West for 4 miles to CR 11 then South 1 mile. You will be at the NW corner of the property.

LEGALS:

All of Section 12, Township 11 South, Range 50 West,

FSA INFORMATION:

FSA Farmland Acres: 639.23 +/-

Acres Enrolled: 503.30 Rate/Acre: \$39.95
Expiration: 9/30/32 Ann. Payment: \$20,107.00

CRP PAYMENT:

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.

PROPERTY DETAILS:

- 1957 2,000 bu grain bin
- 1946 2,000 bu grain bin
- 1974 40x100 shop
- 1945 Ranch Style Home, 3 bed, 2.5 bath

POSSESSION:

Upon delivery of deed

TAXES:

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

PRICE: \$800,000.00

2023 Taxes - \$2223.44



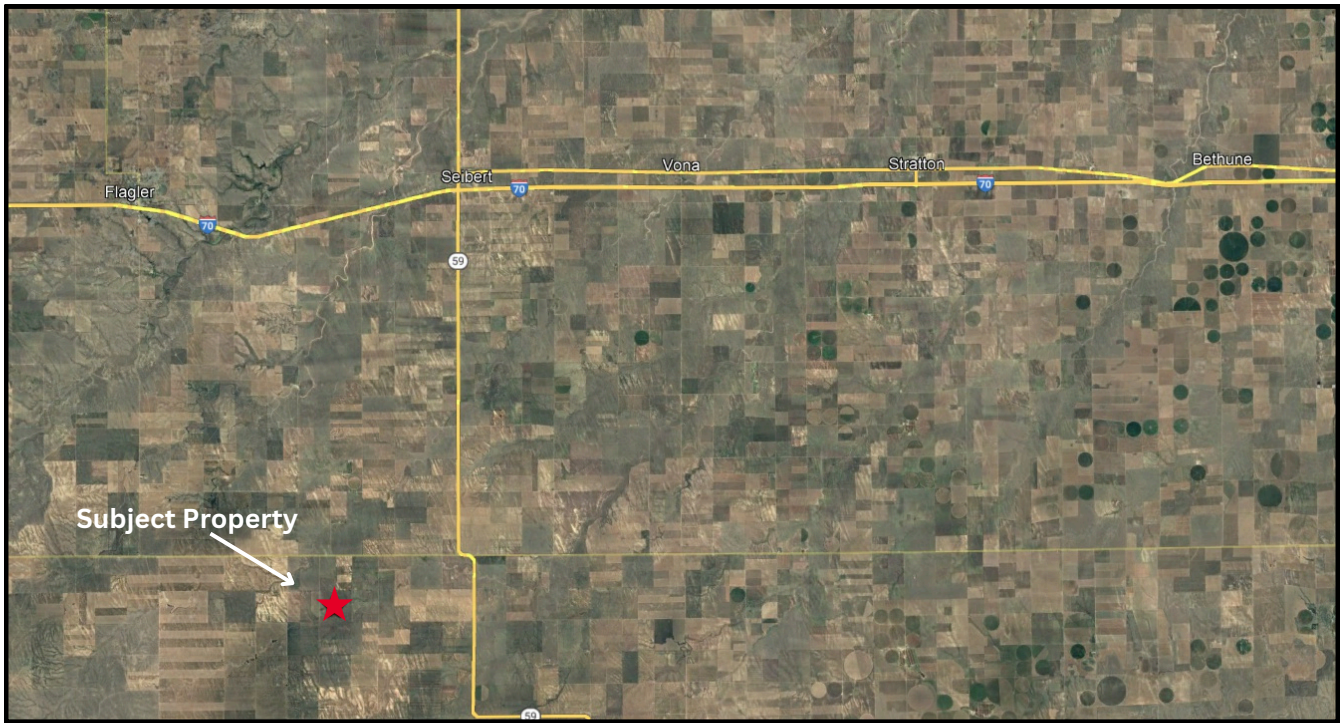
Colorado Land
Investments I, LLC

Breck Vassios, Listing Broker

230 14th Street
Burlington, CO 80807
Cell: (719)-349-1785
Office: (719) 346-8661

www.cololand.com

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