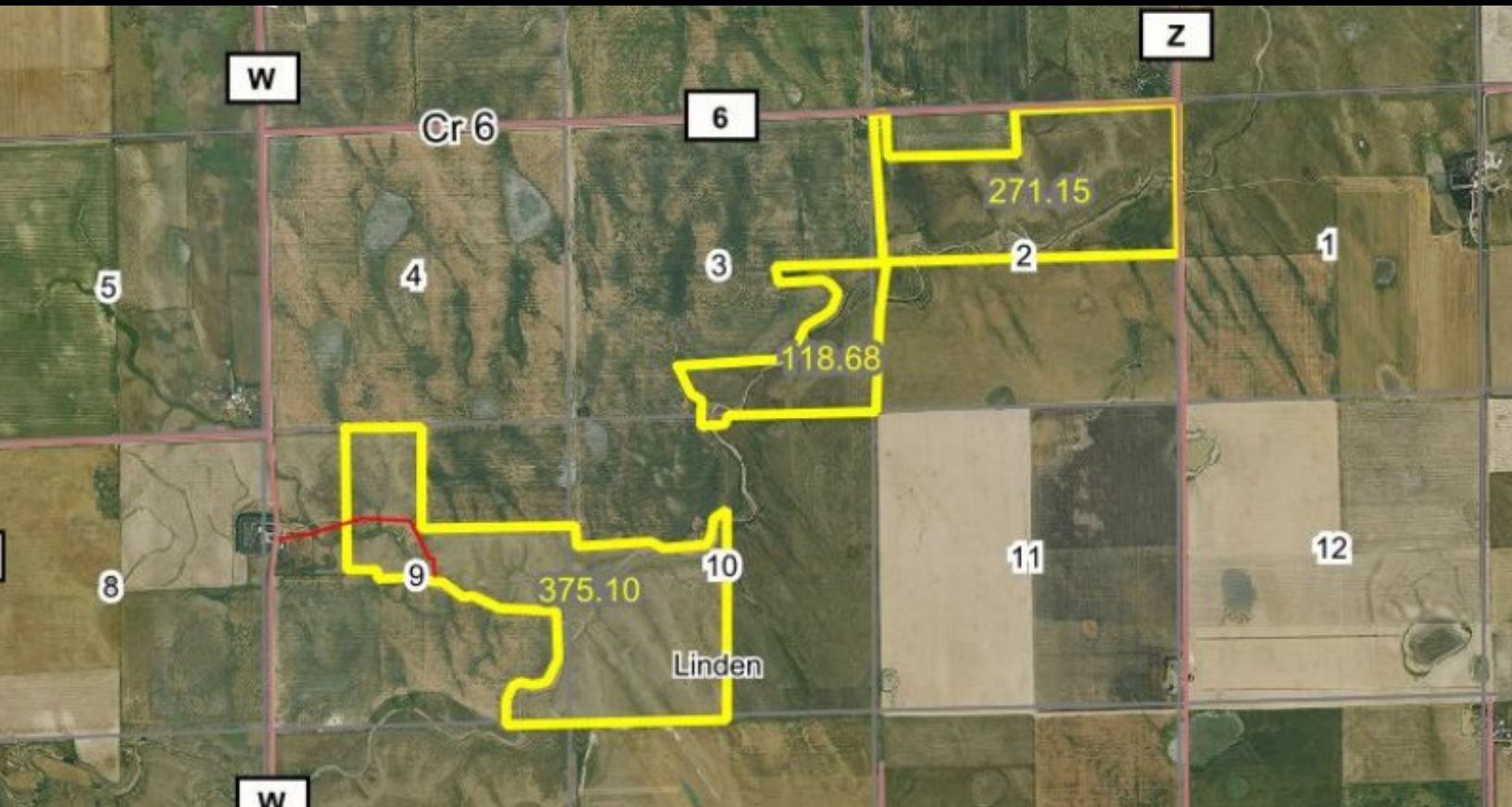


FOR SALE 732 +/- ACRES GRASSLAND CRP

B3029

WASHINGTON COUNTY, COLORADO



LOCATION:

Subject property is located 7 miles SW of Anton, Colorado.

LEGALS:

Township 5S, Range 53W:
Section 2 - N2 ls 40A tr in NW
Section 3 - Tract in S2
Section 9 - NW4 less W2W2NW4, tract in E2
Section 10 - NW4 ls trs and SW4

FSA INFORMATION: FSA Grassland Acres: 732.14

Expiration: 9/30/2038 Acres Enrolled: 732.14

Rate/Acres: \$18.00 Ann. Payment: \$13,178.52

*Note: Mid-Contract management has been completed

CRP INFORMATION:

The 2025 CRP payment will be prorated to the date of closing and all future payments to the buyer.

POSSESSION:

Upon delivery of deed.

TAXES:

Seller will pay taxes for 2024 and prior years. Taxes for 2025 will be prorated to the date of closing.

PRICE: \$ 669,600.00



Colorado Land
Investments I, LLC

Breck Vassios - Listing Broker

230 14th Street

Burlington, CO 80807

Cell: (719) 349-1785

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.