

FOR SALE

400 +/- ACRES
CROPLAND

LINCOLN COUNTY, COLORADO



TRACT 1

TRACT 2

PENDING



Colorado Land
Investments I, LLC

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 Transaction Broker in the Sale of subject property.

LEGAL DESCRIPTION:

TRACT 1: W2 OF SECTION 20-T9S-R52W

TRACT 2: S2 OF SECTION 33-T9S-52W

LOCATION:

See map for location. **Signs will be posted**

FSA INFORMATION:

FSA Farmland Acres: **TRACT 1** - 84.52
FSA Farmland Acres: **TRACT 2** - 325.90

Cropland Acres	Wheat Base/PLC Yld.
Tract 1 - 84.52	35.70/28
Tract 2 - 316.32	309.80/27

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA Regulations.

CROPS:

No crops to buyer - Sellers have a cash lease

MINERALS:

Sellers own 100% of mineral rights on Tract #1 and are negotiable.

POSSESSION:

Subject to tenant's lease

TAXES:

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

PROPERTY DETAILS:

- Productive
- Tillable acreage
- Good tenant in place - Cash Lease
- Low taxes
- County road access
- Great addition to farm operation
- Hunting - deer, antelope and small game

PRICE: TRACT 1: \$101,424.00

TRACT 2: \$316,320.00 - PENDING

TR #1 2024 TAXES: \$193.12

TR #2 2024 TAXES: \$764.88



Cary Schlosser - Listing Agent

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com



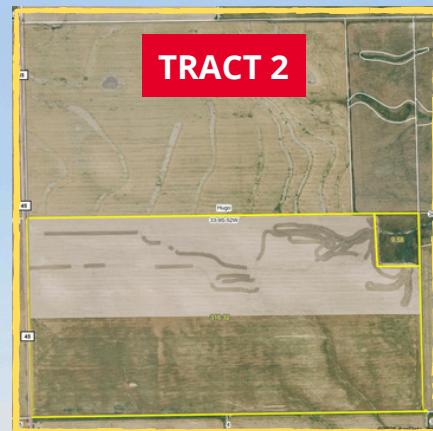
Colorado Land
Investments I, LLC

230 14th Street, Burlington, CO 80807
Office: 719-346-8661
www.cololand.com

LAND FOR SALE

LINCOLN COUNTY, COLORADO

Call Cary Schlosser, Listing Agent, @ 719-349-0478 for more information



PENDING