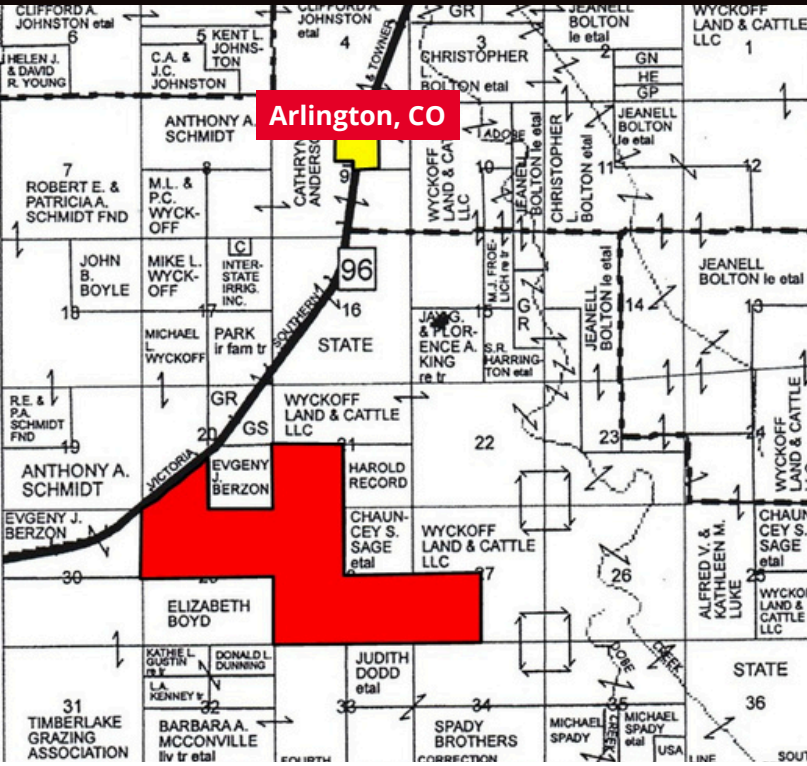


FOR SALE 1120.47+/- Acres

CRP LAND

C4082

KIOWA COUNTY, COLORADO



LEGAL DESCRIPTION:

Township (20) S, Range (53) W of the 6th P.M - SW4 (27), S2 (28), N2 (29), SW4 Lying S of RR, SW4 (21) & NW4 (28)



LOCATION:

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

FSA INFORMATION:

Expiration: 9/30/2032 Acres Enrolled: 466.56
Rate/Acres: \$21.73 Ann. Payment: \$10,138.00

Expiration: 9/30/2032 Acres Enrolled: 337.16
Rate/Acres: \$22.31 Ann. Payment: \$7,522.00

Expiration: 9/30/2032 Acres Enrolled: 316.75
Rate/Acres: \$20.18 Ann. Payment: \$6,392.00

***Note: Mid-Contract management has not been completed**

CRP INFORMATION:

The 2025 CRP payment will be prorated to the date of closing prior to a 09/30/2025 closing. After 9/30/2025, seller will keep full payment. In addition, all future payments to buyer.

MINERALS:

Seller will convey 100% of their mineral interest, if any, on the subject properties.

POSSESSION:

Upon delivery of deed

TAXES:

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

ASSUMABLE LOAN OPTION:

4.5% interest assumable loan available to qualifying buyers.

PRICE: \$690,000.00 2024 Taxes \$1319.18

Property Details:

- Located 2 miles South Arlington, CO off of HWY 96, 75 miles to Pueblo, CO
- Enrolled in CRP until 2032
- \$24,050.00 annual CRP payment
- Hunting opportunities - Mule Deer, Pronghorn & Small Game. 10 +/- miles from Adobe Creek Reservoir
- Low taxes and HWY 96 Frontage
- 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 PERSPECTIVE 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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LAND FOR SALE KIOWA COUNTY, COLORADO

Call Cary Schlosser, Brokers, @ 719-346-8661 for more information

