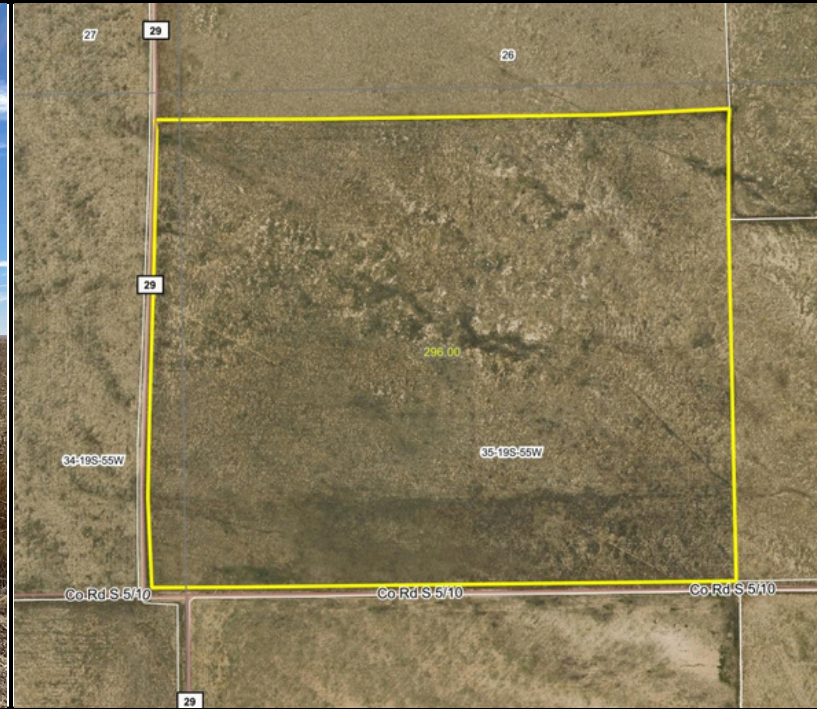


FOR SALE

296 +/- ACRES CRP LAND

C4087

CROWLEY COUNTY, COLORADO



LOCATION:

Subject property is located 16 +/- miles NE of Sugar City Colorado. **Signs will be posted**

LEGALS:

Section 34 & 35, Township 19 South, Range 55 West

FSA INFORMATION:

FSA Cropland Acres: 296

Expiration: 9/30/2031, Acres Enrolled: 296.00

Rate/Acres: \$25.03

Annual Payment: \$7,409.00

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

CRP INFORMATION:

The 2026 CRP payment prorated to the date of closing and all future payments to the buyer.

MINERALS:

All Minerals Rights owned by the seller, if any, will convey to the seller.

POSSESSION:

Upon delivery of deed

TAXES:

Seller will pay taxes for all of 2025 and prior years. Taxes for 2026 will be prorated to the date of closing.

PRICE: \$210,000.00

2025 Taxes: \$291.52 (estimated)

Property Details:

- Located 16 miles NE of Sugar City, CO, 20 miles NE of Ordway, CO & 108 SE of Colorado Springs, CO
- Enrolled in CRP until 2031
- \$7,409.00 annual CRP payment
- Hunting opportunities - Mule Deer, Pronghorn & Small Game
- Low taxes and good county road access
- 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 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.



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LAND FOR SALE KIOWA COUNTY, COLORADO

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



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