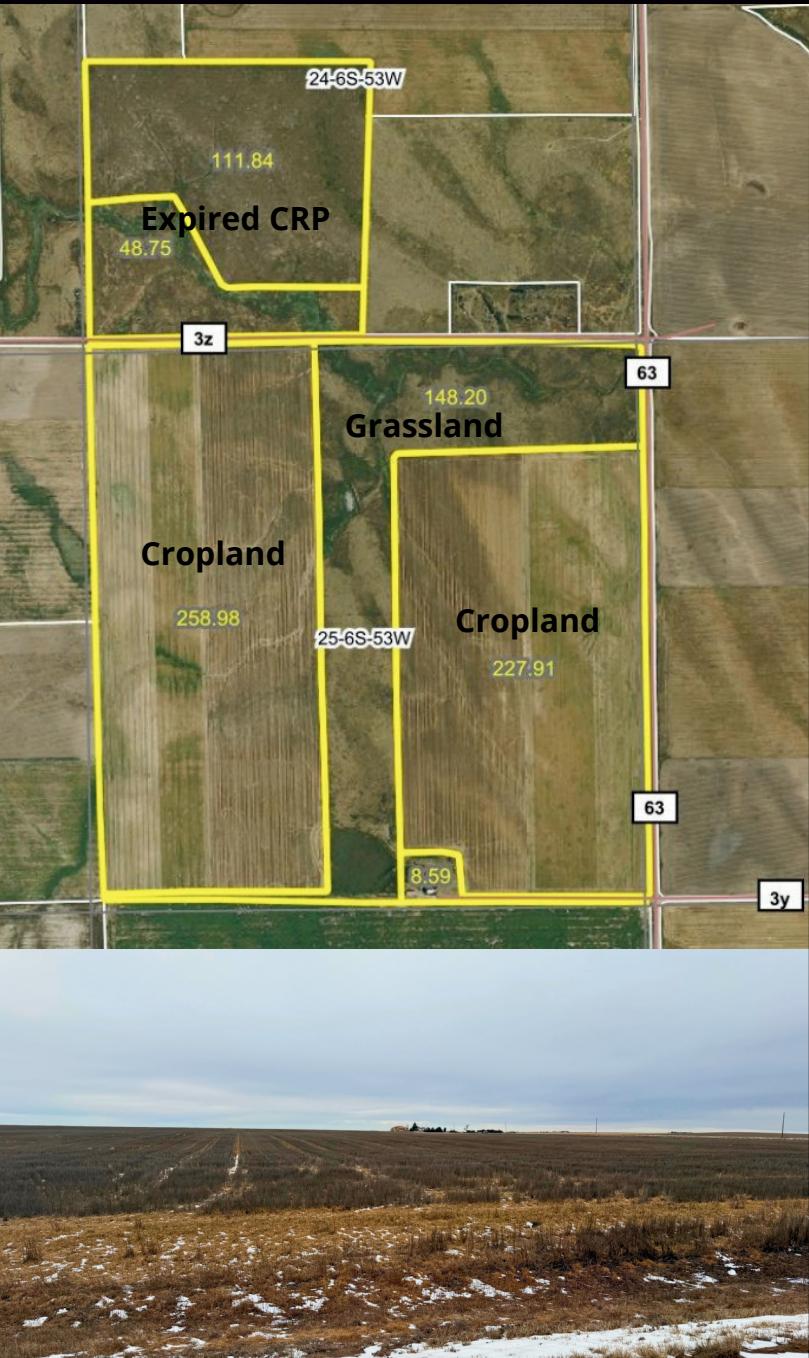


FOR SALE 810 +/- ACRES Cropland & Grass

B3030

LINCOLN COUNTY, COLORADO



LEGAL DESCRIPTION:

SW4 OF SECTION 24-T6S-R53W
ALL OF SECTION 25-T6S-R53W

LOCATION:

14 miles North of Arriba, Colorado.

FSA INFORMATION:

FSA Farmland Acres:

486.89 ± acres of productive cropland
148.20 ± acres of grassland
160.59 ± acres of expired CRP

POSSESSION:

At closing.

MINERALS:

Seller will retain all mineral rights owned on the subject property.

TAXES:

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

HOME FEATURES:

- 1,375 sq. ft. residence with 2 bedrooms and 1 bathroom
- Two-thirds partially finished basement with plumbing in place
- Bathroom updated in 2018
- Kitchen remodeled in 2020

SHOP:

- 54' x 72' Morton building, ideal for storage, projects, or workspace

PRICE: \$914,000.00

2025 TAXES: \$2,128.64



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.

Breck Vassios - Listing Agent

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LAND FOR SALE LINCOLN COUNTY, COLORADO



Call Breck Vassios, Listing Agent, @ 719-349-1785 for more information.

