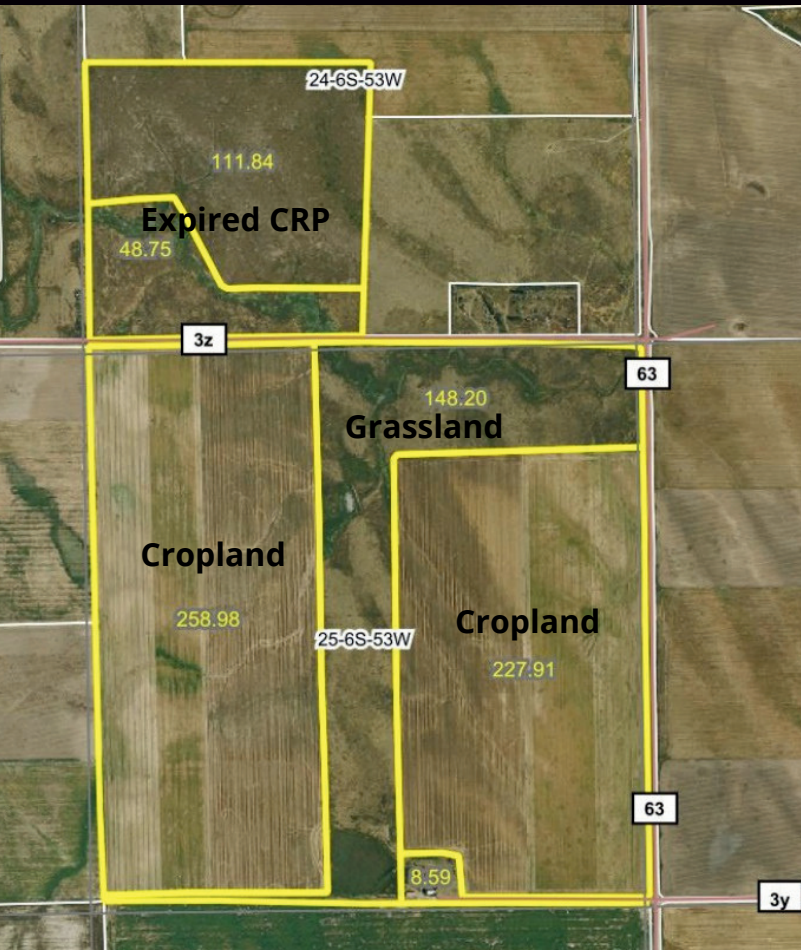


# FOR SALE

**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

**Breck Vassios - Listing Agent**

230 14th Street

Burlington, CO 80807

Cell: (719) 349-1785

[www.cololand.com](http://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 Transaction Broker in the Sale of subject property.





## Colorado Land Investments I, LLC

230 14th Street, Burlington, CO 80807

Office: 719-346-8661

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## LAND FOR SALE LINCOLN COUNTY, COLORADO



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

