

FOR SALE

312.14 ACRES DRYLAND/GRASS

PROWERS COUNTY, COLORADO

LOCATION:

Located 9.5 miles North of Holly, CO.

LEGALS:

SW4 of 24-21S-42W

NW4 of 25-21S-42W

FSA INFORMATION:

FSA Farmland Acres:

290.79 +/- acres of dryland

21.35 +/- acres of grass

POSSESSION:

Upon delivery of deed.

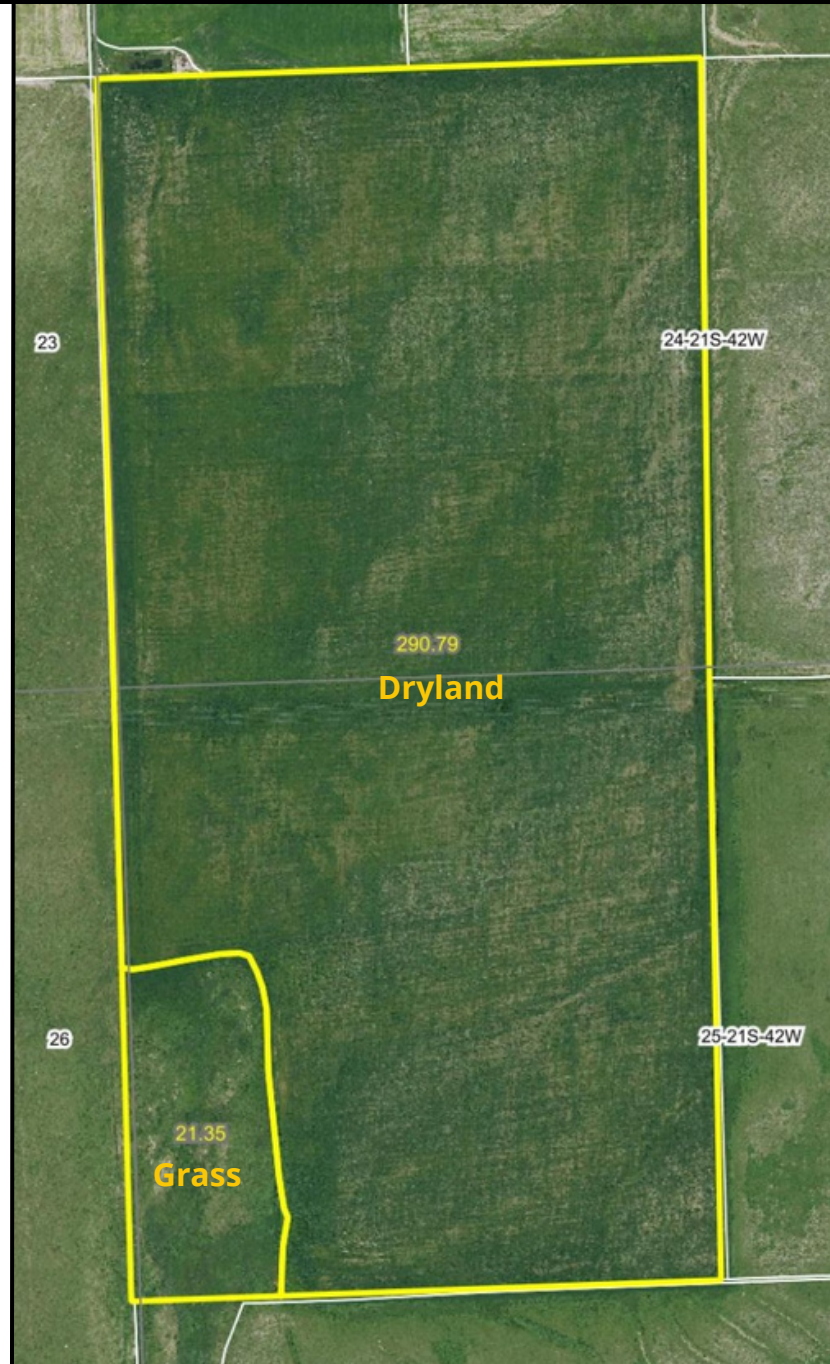
MINERALS: Seller reserves sellers right, title in and to all mineral interest in the subject property, including but not limited to coal, oil, gas, and all other minerals.

TAXES:

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

PRICE: \$468,210.00

2025 Taxes - \$702.40



Colorado Land
Investments I, LLC

**Larry J. Hostetler,
Managing Broker**

230 14th Street
Burlington, CO 80807

Cell: (719)-342-0665

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.