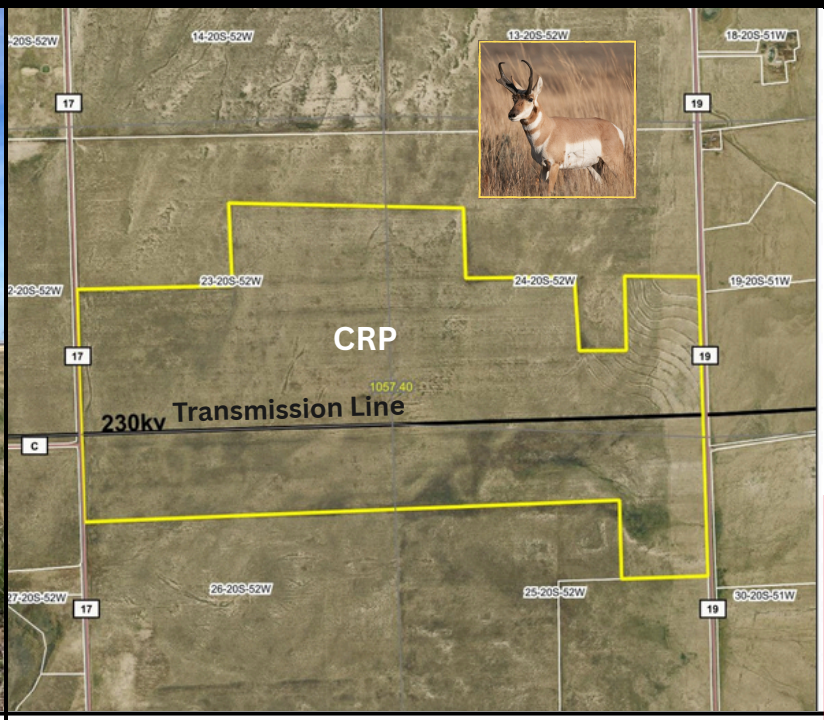
FOR SALE

1057.41+/- Acres CRP LAND

C4089

KIOWA COUNTY, COLORADO





LOCATION:
Subject property is located 10 miles South of Haswell, Colorado **Signs will be posted.**

LEGALS:
S2&S2NE4, SW4 &SW4NW4&E2&SW4SE4, SE4NE4&N2N2, N2N2, Section 23, 24, 25 & 26, Township 20 South, Range 52 West

FSA INFORMATION:
FSA Cropland Acres: 1057.41 +/-
Expiration: 9/30/2032, Acres Enrolled: 1057.41
Rate/Acres: $21.63 Total Annual Payment: $22,872.00
***Note: Mid-Contract management has not been completed**

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

MINERALS:
½ of the mineral rights have been reserved for a period of 10 years from or after date of deed, or until production ceases.

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: $634,446.00

2025 Taxes: $1224.50

Property Details:

- Located 10 miles S of Haswell, CO, 93 miles to Pueblo, CO & 135 to Colorado Springs, CO
- Enrolled in CRP until 2032
- $22,872.00 annual CRP payment
- Hunting opportunities - Mule Deer, Pronghorn & Small Game
- Low taxes and near Adobe Creek Reservoir
- 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





