

# FOR SALE

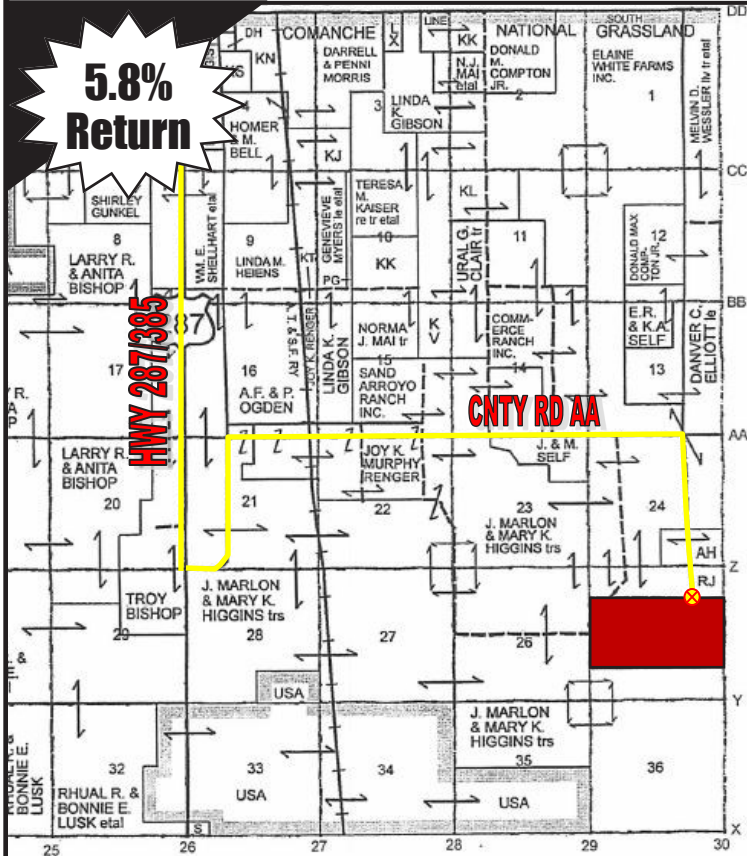
## PRICE REDUCED

# 312.6 ACRES

## CRP LAND

C4027

## BACA COUNTY, COLORADO



**LOCATION:** From Springfield, CO take Hwy 287/385 South for 5 miles to CR Z and follow road to CR AA.1 N. 1 mile to CR AA then East 3 1/2 miles and the property will be on the South side. **Signs will be posted.**

**LEGALS:** Township 31S, Range 46W, Section 25: N2S2 & S2N2

**FSA INFORMATION:** 312.62 CRP Acres - 12.12 Grass Acres

Expiration: 9/30/2020      Acres Enrolled: 312.6  
Rate/Acre: \$32.18      Ann. Payment: \$10,059.00

**Note:** Mid-Contract Management has been completed.

**CRP PAYMENT:** 2016 CRP payment will be prorated to the date of closing and all future payments convey to Buyer.

**MINERALS:** The Seller will convey 50% of the mineral rights they own on the subject property.

**POSSESSION:** At closing

**TAXES:** Seller will pay taxes for all of 2015 and prior years. Taxes for 2016 will be prorated to the date of closing.

**PRICE:** ~~\$190,686.00~~ **\$173,180.05**

**2015 Taxes:** \$327.58



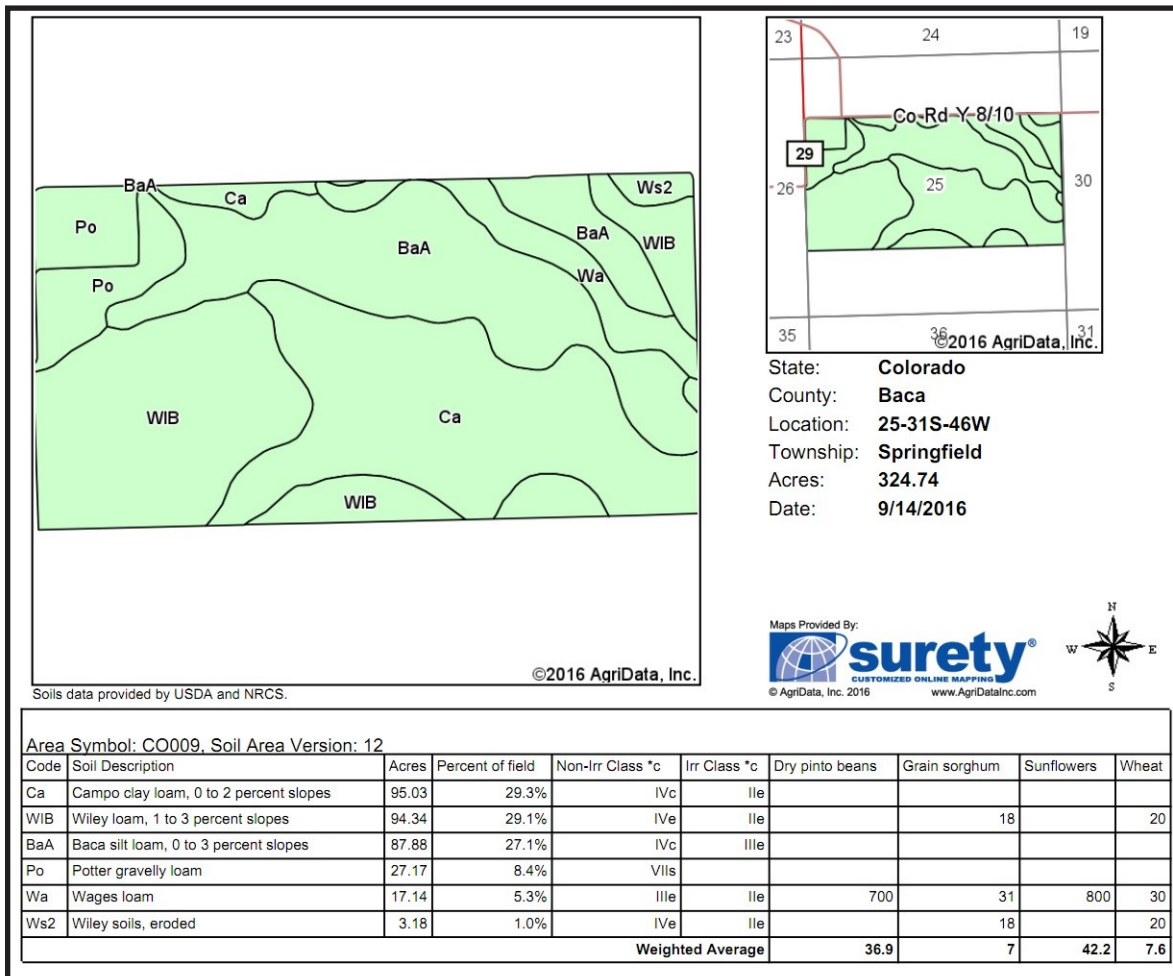
Colorado Land  
Investments I, LLC

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