

1,550 +/- ACRES with CRP• Bent County, CO

FOR SALE



CRP Land Located South of Lamar, Colorado in Bent County. Contract Expires in 2030.

The property is a mix of CRP, with undulating topography, arroyos, and habitat for mule deer and antelope. Property has great county road access and access to potential electricity with power lines running through the middle of the property.

Acres: 1,550 +/- Deeded Acres

CRP: New CRP Contract from 2021 through September 30, 2030 for 1439.9 acres with an annual payment of \$30,742.

LEGAL: Township 26 South, Range 48 West of the Sixth Principal Meridian
Section 13: All,
Section 14: All,
Section 25: N½, Except a track of land in the NE¼ of Section 25, commencing at the SE corner of the NE¼ of Section 25; thence in a westerly direction with and along the South property line of said NE¼; 57.1 feet to the point of beginning on the south property line; thence North 87°32' West 1,750 feet to a point; thence North 36°29' East 3,014.5 feet to a point; thence South 1°00' West 2,500 feet to the point of beginning, County of Bent, State of Colorado

Taxes: \$2,033.20

Price: \$775,000.00 - \$500.00 per acre



GENE CRUIKSHANK, ALC
Owner/Broker

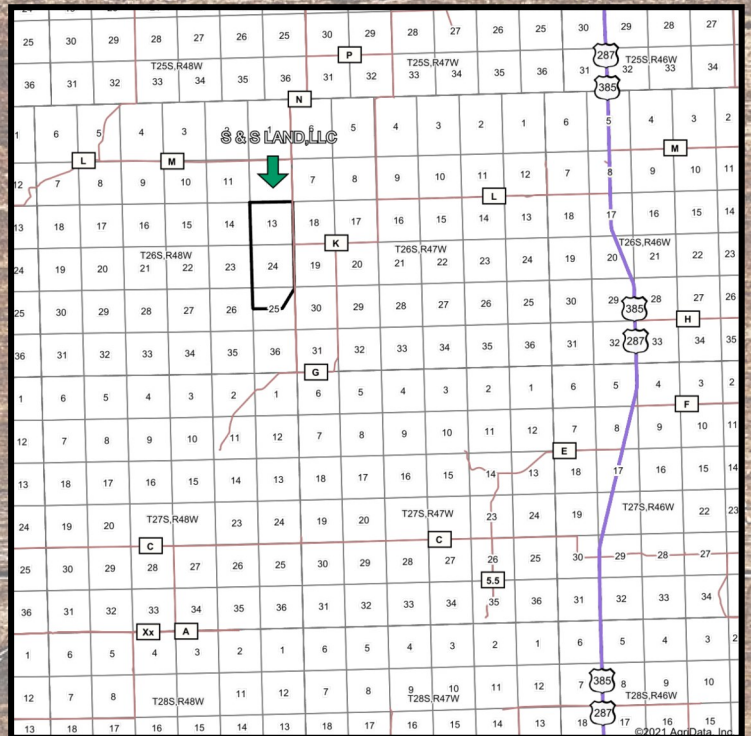
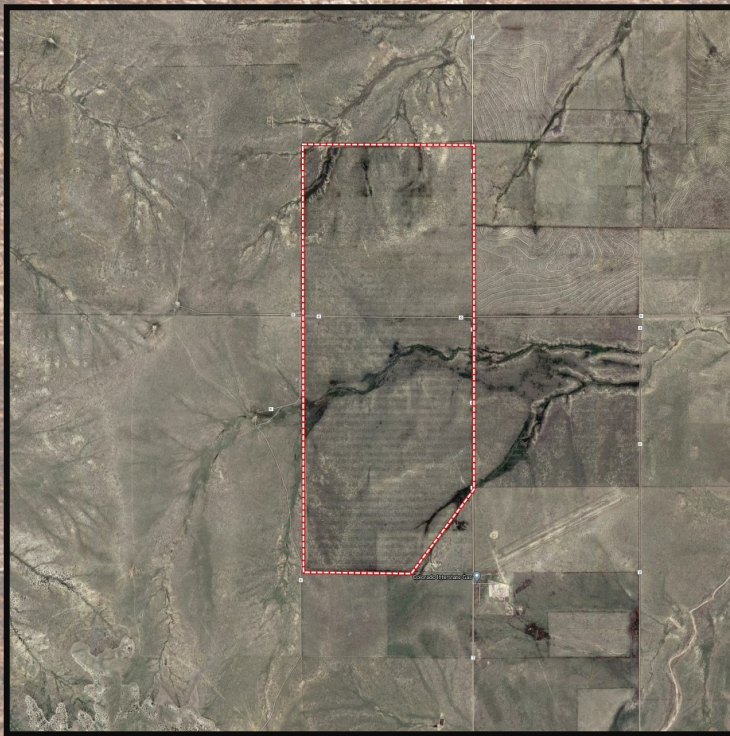
**CRUIKSHANK
REALTY**

LAMAR, CO

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S & S LAND CRP Aerial Map

