

FOR SALE

492.12 ACRES CRP LAND

C4062

PUEBLO COUNTY, COLORADO



LOCATION:

Subject property is located 22 miles NE of Boone, CO. Signs will be posted.

LEGALS:

All 3-18S-60W Less Por by WD31962702 Formerly #80-000-00-003

FSA INFORMATION: FSA Farmland Acres: 499.99

Expiration: 9/30/21 Acres Enrolled: 492.12

Rate/Acres: \$44.38 Ann. Payment: \$21,840.00

*Note: Mid-Contract Management has been completed.

CRP INFORMATION:

The 2021 CRP payment will be prorated to date of closing.

MINERALS:

All minerals rights owned by the seller, if any, will be retained by the seller.

POSSESSION:

Upon delivery of deed

TAXES:

Seller will pay taxes for all of 2020 and prior years. Taxes for 2021 will be prorated to the date of closing.

PRICE: \$295,272.00

2020 Taxes: \$468.56

Property Details:

- Located 22 miles NE of Boone, CO, 43 miles NE of Pueblo, CO & 75 SE of Colorado Springs, CO
- Enrolled in CRP until 2021
- \$21,840.00 annual CRP payment
- Hunting opportunities - Mule Deer, Pronghorn & Small Game
- 7.4% ROI based on asking price
- Great views of Pike's Peak and Front Range



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

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