

ACREAGE FOR SALE >

# SKOLD FARMSTEAD

70 County Road 21, Haxtun, CO 80731

SEDGWICK COUNTY, CO >> 17.7± TOTAL ACRES



MLS #947339



Listing #212203

**CUSTOM BRICK HOME // LARGE SHOP & QUONSET // GRAIN STORAGE**



**For More Information, Contact:**

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# PROPERTY DETAILS

**OVERVIEW:**

Unique opportunity to own an established farmstead with a large, custom home, large heated shop with office, feeding pens and corrals for livestock, and grain storage to boot! Perfect setup for a local farming operation, or a great opportunity for a family looking for privacy and room to breathe! Pride of ownership is evident on this one-of-a-kind property. Centrally located approximately 16± miles from Haxtun, 18± miles from Holyoke, or 18± miles from Ovid; this property is in the Haxtun School District.

**LOCATION:**

Directions from Haxtun, CO: take Highway 59 north 11± miles to Co Rd 2 (Sedgwick County line), go east 5± miles to the property which sits at the intersection of Co Rd 2 and Co Rd 21.

**PROPERTY ADDRESS:**

70 County Road 21, Haxtun, CO 80731

**LEGAL DESCRIPTION:**

Two parcels in SW1/4 of Section 14, Township 9 North, Range 46 West of the 6th P.M., Sedgwick County, Colorado.

**ACREAGE:**

17.7± Acres

**IMPROVEMENTS:**

**HOME:** Custom brick home with attached garage and handicap accessible month-in-law suite with over 5,000 sq. ft. of living space. 5 bedrooms and 4 bathrooms with private master suite on second story. A large home office with custom cabinetry and an expansive great room with vaulted ceilings are just a few of the many upgrades.

**SHOP:** 64' by 120' post-frame shop with partition wall. Half has concrete floor, heat and breakroom/office with a bathroom.

**QUONSET:** 40' by 80' steel arch quonset with concrete floor

**GRAIN STORAGE:** 8 steel grain bins with aeration fans and an estimated capacity of 200,000 bushels.

**OTHER:** Certified truck scale, barn, corrals with feed bunk.

*This property has two domestic wells and the house has been surveyed separate from the outbuildings to allow for conventional financing.*

**R/E TAXES:**

2020 real estate taxes: \$3,653.94

**POSSESSION:**

Upon closing.

**MINERAL RIGHTS:**

All OWNED mineral rights transferred to Buyer(s).

**ASKING PRICE:**

\$750,000

**TERMS:**

Good funds at closing.

**NOTICE TO PROSPECTIVE BUYER**

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# PHOTOS







**CUSTOM BRICK HOME // LARGE SHOP & QUONSET // GRAIN STORAGE**

**Location Map:**

