



Total Acres: 636.96
Acreage Range: 47+ Acres
Acreage Source: Court House
Possible Use: Ranch, Farm

Sub Area: North of Pueblo County
Area: East
School District: RE4J
County: Lincoln County
Taxes: 690.88
Prior Tax Year: 2021

Legal Description: Township 11 South, Range 56 West of the 6th PM. Section 6: All (less a 3-acre reservation for CDOT) Lincoln County, Colorado

Parcel Number: 2853-061-00-126

Parcel #-2:

Lot: 0 **Block:** 0 **Tract/Filing/Unit:** 0 **Deed Provided:** Special

Water Rights: No **Description:** Dry Land Farm

Frontage: CR 2W

Lot Faces:

Zoning: AG

Irregular Lot Size: No

Lot Dimensions: 5267x5267

Lot SqFt: 27745978

POA Fees:

HOA Dues:

HOA Inclusions: None

Property Disclosure Avail: Yes

Provide Property Disc: Yes

Disclosure: Leases

Documents on File: Photographs, Survey, Map, Other-See Remarks

Variable Commission: No

Comm BA % or \$: 2.5

Comm TB % or \$: 2.5

Possession: Negotiable

Commission on Seller Concessions: No

Earnest Money Required: 50,000

Earnest Money To: Hedlund Abstract

Terms: Cash, Conventional

Showing Instructions: Appointment Only, 24 Hr Notice

Ownership: Seller

Exclusions:

Topography/Lot Description: Rolling, Slight Slope, Farm Lot
Access: Paved, Unpaved, State/County Highway, County Road,
 Other-See Remarks

Water Company: Other

Water: Well

Sewer: Septic Tank

Electric Co: Mtn View

Electric:

Gas Company: Other

Gas: Propane

Crops: Buyer Owns, Grasses, Other-See Remarks

Irrigation: None

Extras: Outbuildings, Other-See Remarks

Curbs/Gutters: No

Curbs & Gutters: No Curbs, No Gutters

Structures: Yes

Marquee: No

Mineral Rights: Yes

Grazing Rights: Yes

Public Remarks: This property was previously farmed dryland crops and was reseeded in grass in the CRP sign-up, Formerly CRP, now grazing - leased. There is a well. The property is rotationally grazed and has 8 paddocks and central watering facility. The turf is excellent, and all fences are in good repair. Situated on the property is a 2-bedroom, 1 bath, ranch style home containing 872 SF with an 88 SF porch and a wood deck measuring 12' x 40' for a total of 480 Sf, originally built in 1920 with a effective year built of 1970. Shop/Machine shed 42' x 90' with a partial concrete floor. The propane tank is owned by the seller and will transfer in the sale.

Access: East boundary fronts on paved Co. Hwy 71, other county roads unpaved.

Directions: Drive 10 miles south of Limon on Highway 71, turn west on CR 2W and go approximately 1/2 mile to improvement.

MLS/Agent Only Remarks:

List Date: 5/24/2022

Days On Market: 17

Contract Date:

Appointment Contact #: 719-331-8859

Orig LP: \$950,000

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmnts: No

Photo: Provided

Listing Office: Cruikshank Realty, Inc (#885)

Main: (719) 336-7802

Fax: (719) 336-7001

Showing #:

Listing Agent: John Stroh (#6)

Agent Email: jstroh@2cr2.com

Contact #: (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed

MLS #: H201619A