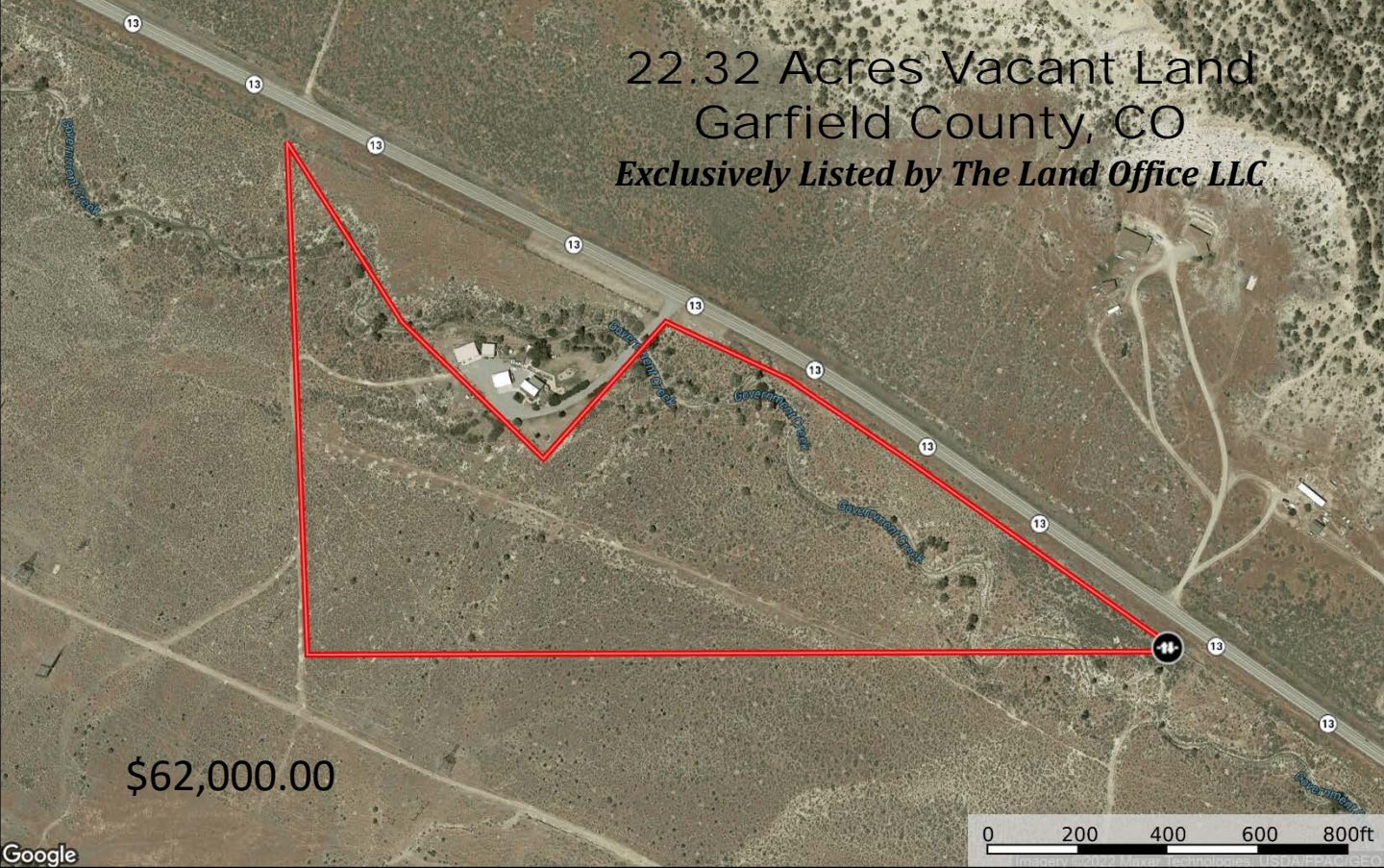


22.32 Acres Vacant Land
Garfield County, CO
Exclusively Listed by The Land Office LLC



\$62,000.00

2021 Property Tax \$2,570.08. Seller's mineral interest, if any, shall transfer to Buyer. No improvements. There is no well. Possession immediate upon delivery of deed.

Legal: A tract in the N2NW4 lying southerly and westerly of Hwy 13, Section 15, Township 5 South, Range 93 West of the 6th P.M., Garfield County, Colorado.

From I70 Exit 90 Rifle, Colorado, 9.5 miles northwest on Hwy 13 to SE corner of property.

Access to the property's northern boundary can be made along Highway 13. However, only walking is allowed on the property. There is a gate located at the southeast corner of the property next to the road.

0352 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*



Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

Office 719-346-5710 · Cell 719-349-5710 · Fax 719-346-7410 · Toll Free 866-346-5710

Email: dalestull@thelandofficellc.com www.thelandofficellc.com



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