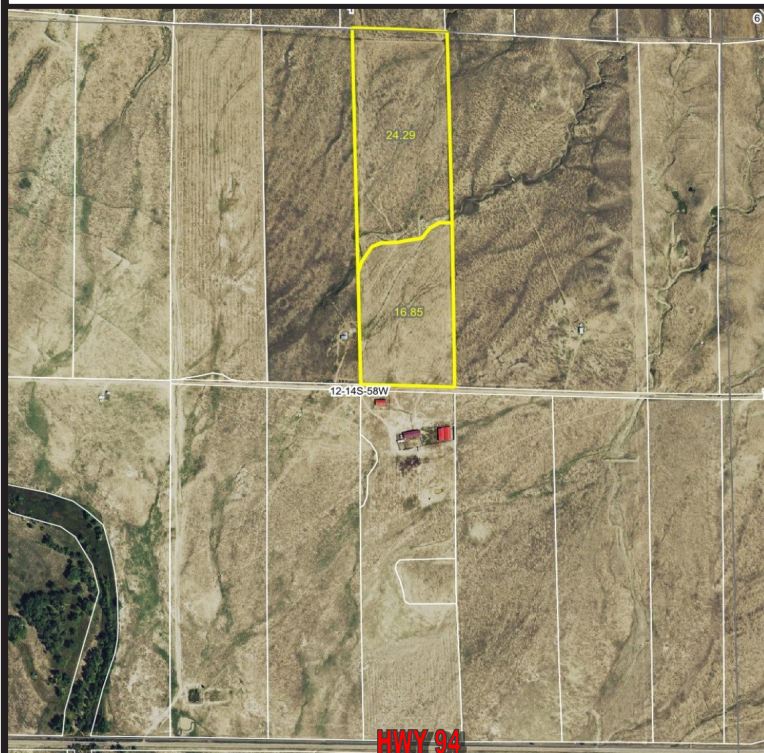


# FOR SALE 38.36 +/- ACRES VACANT LOT

C4051

## LINCOLN COUNTY, COLORADO



### LOCATION:

The subject property is located 7 miles west of Punkin Center, CO and 13 miles east of Rush, CO.  
**Signs will be posted**

### LEGAL:

Township 14S, Range 58W of the 6th P.M. Section 12: W2W2NE4

### MINERALS:

All minerals owned by the Seller will be retained.

### ACRERAGE:

38.36 +/- acres of native grass

### POSSESSION:

At closing

### TAXES:

Seller will pay taxes for all of 2019 and prior years and taxes for 2020 will be prorated to the date closing.

### PROPERTY INFO:

- Subject property is approximately 45 minutes to Colorado Springs, CO and 45 minutes to Limon, CO.
- Open range property for living off the grid or on the grid with no covenants and fenced on three sides.

**PRICE: \$25,000.00**

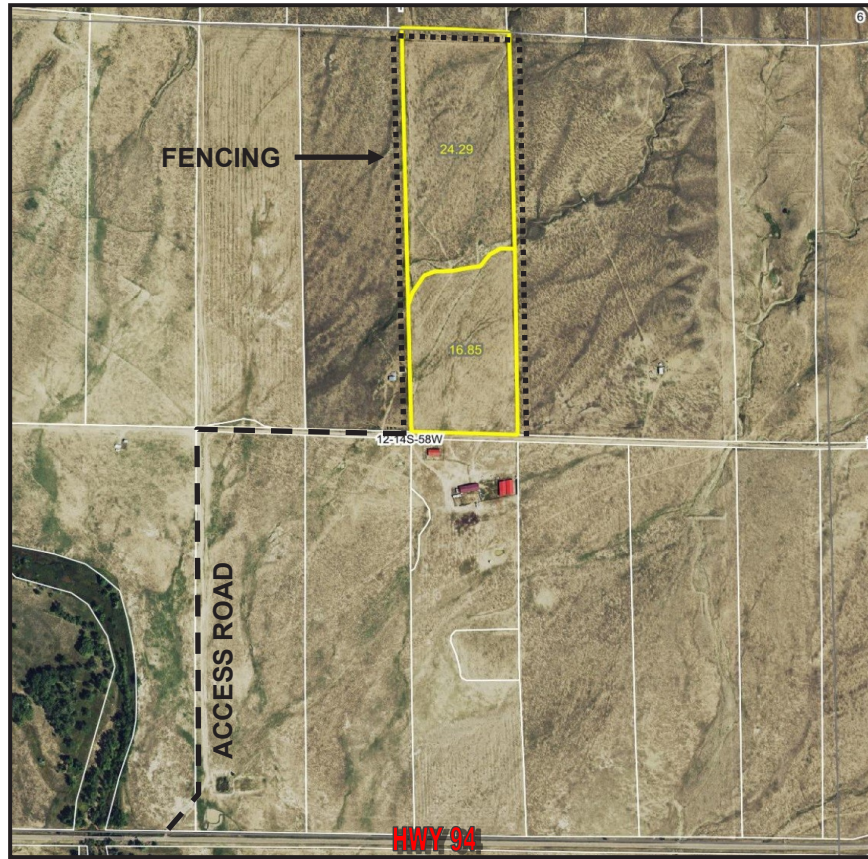
**2019 Taxes - \$ 343.31**



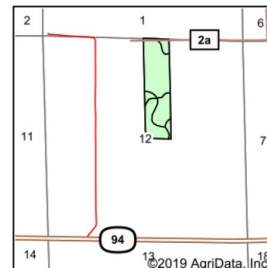
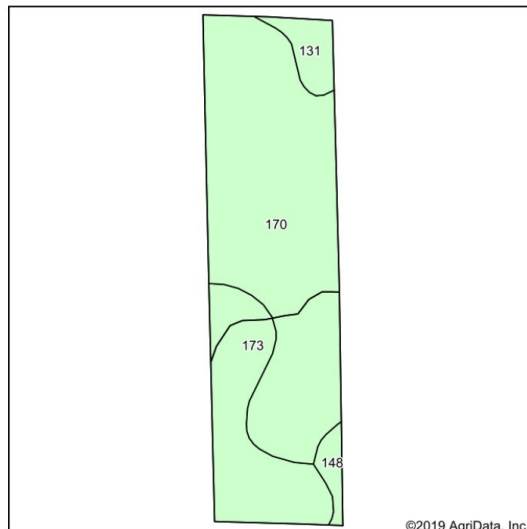
Colorado Land  
Investments I, LLC

Cary Schlosser - Listing Broker - 719-346-8661 (Office)  
or 719-349-0478 (Cell Phone)

Larry J. Hostetler - Managing Broker - 719-346-8661 (Office)  
or 719-342-8661 (Cell Phone)



Soils Map



State: Colorado  
 County: Lincoln  
 Location: 12-14S-58W  
 Township: Karval  
 Acres: 41.14  
 Date: 3/9/2020



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: CO073, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Corn silage	Wheat	*n NCCPI Soybeans
170	Olerodry fine sandy loam, 1 to 4 percent slopes	28.23	68.6%		IVc	ille		11
173	Platner-Ascalon complex, 0 to 3 percent slopes	9.85	23.9%		IVc	ills		31
131	Fort-Karval complex, 5 to 25 percent slopes	1.99	4.8%		Vle			7
148	Manzanota clay loam, 1 to 5 percent slopes	1.07	2.6%		IVe		18 16	11
<b>Weighted Average</b>						<b>0.5</b>	<b>0.4</b>	<b>*n 15.6</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

### Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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