

PUEBLO FARMS FOR SALE



PARCEL #1

ADDRESS: 1247 38th Lane – Pueblo, CO

LEGAL: NE¼ NE¼ 9-T21S-R63W

DEEDED ACRES: 40

LOCATION: East of Pueblo on old Highway 50, ¼ mile South of the intersection of 38th Lane and Highway 50 to NE property corner.

FARM DATA: Irrigated Acres – 36.31, Corn Bases – 13.5 Acres, 137 bu. yield, Soils – Rocky ford Silty Clay Loam.

WATER: 41 Shares of Bessemer Ditch, 1 irrigation well permit #10975-R, AGUA Augmented, St. Charles Water Tap.

IMPROVEMENTS: 1,232 Sq. Ft. House, 2 bedrooms, 1 bath, forced heat and air, small basement, built in 1930 remodeled in 1977, detached garage.

ZONING: A-1

TAXES: \$1,965.70 – 2016

PRICE: \$520,000.00

GENE CRUIKSHANK, ALC
Owner/Broker



**CRUIKSHANK
REALTY**

LAMAR, CO

(719) 336-7802

gene@2cr2.com

www.2cr2.com

Licensed in Colorado, Kansas, Oklahoma & New Mexico

All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or cor-

