

# PUEBLO FARMS FOR SALE



## PARCEL #1

**ADDRESS:** 1247 38<sup>th</sup> 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 38<sup>th</sup> 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  
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