

GRASS FOR SALE

2,200 ACRES

LOCATION: From Lamar, CO go south 1 mile to CR CC then west 2 miles, south 1 mile to CR BB, then west 5.5 miles. See Map.

LEGAL: Lots 3 & 4 (N $\frac{1}{2}$ NW $\frac{1}{4}$), & the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1; Lots 1 (NE $\frac{1}{4}$ NW $\frac{1}{4}$), 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$), SW $\frac{1}{4}$ NW $\frac{1}{4}$, & the S $\frac{1}{2}$ of Section 2; Lots 1, 2, 3 and 4, S $\frac{1}{2}$ N $\frac{1}{2}$ (N $\frac{1}{2}$), SE $\frac{1}{4}$, & the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 3; SE $\frac{1}{4}$ of Section 9; N $\frac{1}{2}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, & the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10; N $\frac{1}{2}$ of Section 11; and E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 14 Township 24 South Range 48 west of the 6th PRINCIPAL MERIDIAN.

WATER: One Well supplying water to a pipeline system servicing 6 drinking tanks.

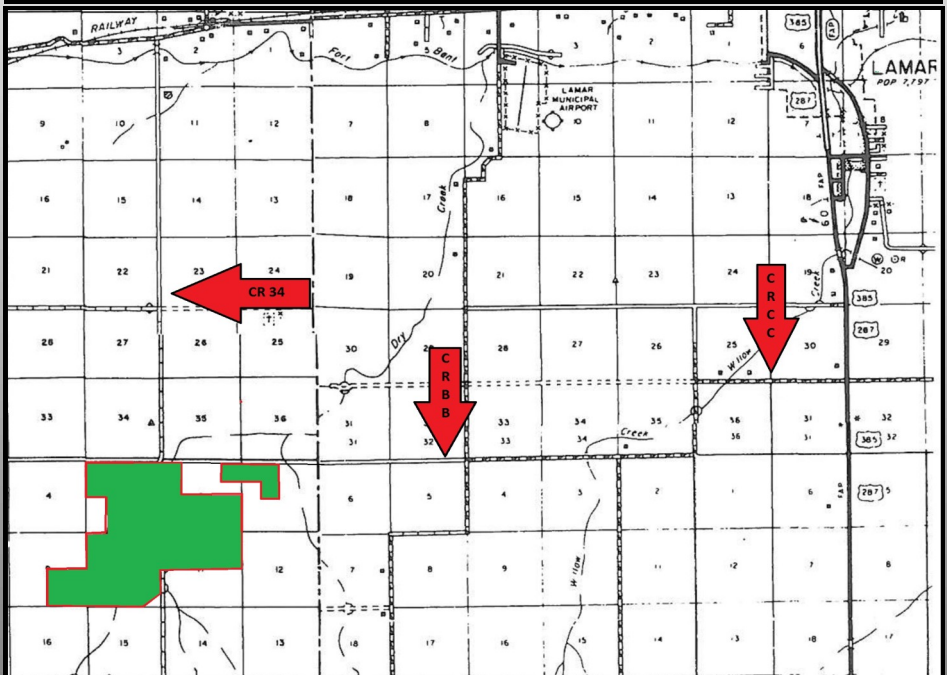
GRASSES: The main grasses are Grama and Buffalo.

MINERALS: NONE.

LEASE: Offered subject to a one year lease.

IMPROVEMENTS: Older set of corrals and water system.

TERRAIN & SOIL: The terrain is level to rolling. The major soil is Wiley silt loam 0-3% slopes. The elevation ranges from 3,830 feet to 3,960 feet.



TAXES: \$0.35 per
Acre

PRICE:

\$638,000.00



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