

222+/- ACRES WOODED CREEK / PASTURE / WATER RIGHTS ADJACENT TO TOWN OF LIMON, CO



ADDRESS: 150 SR 71, Limon CO 80828 or Hwy 71 and Road 3F.

LOCATION: From Aurora CO E-470 and I-70 go East on I-70 seventy miles and take Exit 359 at Limon CO, at stop sign go right and to the stop light. Then left (East) on Hwy 40 3/4 mile to Hwy 71 then right (South) 1/4 mile over RR tracks and bridge to Road 3F and enter Subject Property on West side.

LEGAL: Part of Section 18, Township 9 South, Range 56 West of the 6th PM County of Lincoln.

ACREAGE: 222.31+/- Total Acres of Wooded Creek and pasture.

.PRICE: \$222,000.00

WATER: 3 Irrigation wells in the Upper Big Sandy Water District. Well 1 and 2 have an absolute decree and well 3 for irrigating 30 acres of pasture is conditional.

FLOOD PLAIN: There is no known information as to how much of the Property lies within a designated flood plain. FEMA has engineered and mapped the town of Limon but not directly to the West of Limon for this particular area. If an flood study was done, all or most of the Property would probably lie within a 100 year flood plain zone based on the study conducted on the town of Limon.

MINERALS: Property includes all of Sellers mineral rights, if any. Seller believes that they own little or no minerals.

TAXES: Land taxes approximately \$100.00 annually.

SCHOOLS: Limon School District RE-4J K-12 in two schools totaling 475+/- students.

NOTE: The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker is a Seller's agent.