

1,320± Ac. Grassland Yuma County, Colorado

LOOKING FOR PASTURE LAND? This excellent contiguous 1,320± acres of grass is now available! It is located in Yuma County, Colorado on the East side of Co. Rd. L East of State HWY 59 and North of Co. Rd. 18. The property has 1 submersible electric well supplying water to 2 large bottomless tanks, 1 back-up windmill, and good fences. The Seller has an Equip contract plan for an additional tank and cross-fencing. Come take a look - this listing may not last long!



1,320± TOTAL ACRES

► Located in T2S-R47W

SECTION 23: S¹/₂

SECTION 24: W¹/₂

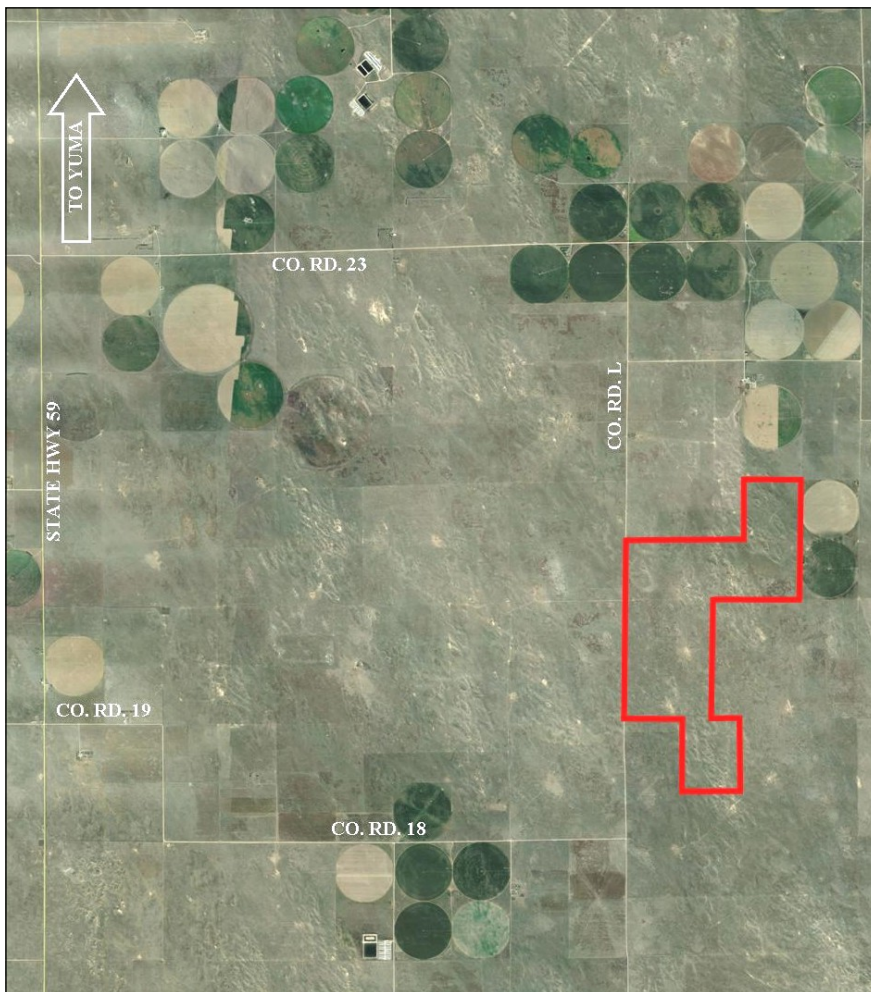
SECTION 26: W¹/₂ and W¹/₂E¹/₂

SECTION 35: NE¹/₄ & N¹/₂N¹/₂SE¹/₄

- ✓ **2 Bottomless Tanks**
- ✓ **1 Submersible Well**
 - Piped water to tanks
 - Well Permit #288362
- ✓ **1 Backup Windmill**
 - Well Permit #186715
- ✓ **Pending EQUIP Contract Plan**
 - Additional Bottomless Tank
 - 2 Cross Fences

Listed Price: \$1,221,000

2016 Taxes: \$742.40



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