

# 1,105 ACRES NATIVE GRASS - STATE LEASE

## KIOWA COUNTY, COLORADO



**LOCATION:** 10 miles north of Lamar, CO, 1½ miles east. Please see location map.

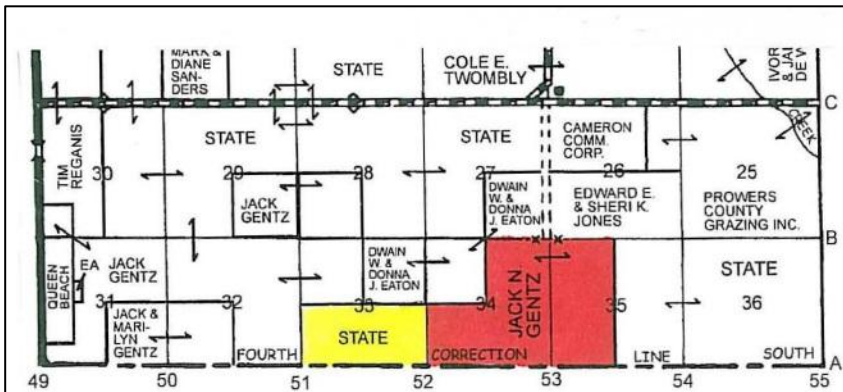
**LEGAL DESCRIPTION:** E½ and SW¼ Section 34; W½ Section 35, Township 20 South, Range 46, Kiowa County, CO

**STATE LEASE:** Seller's will assign to the buyers State Lease #46078 S½ Section 33, Township 20 South, Range 46, 305 acres more or less. Buyers must pay all applicable transfer fees and rent required by the State Land Board.

Transfer of lease is subject to Colorado State approval. Annual rent \$970.00, consideration fee \$485.00, application fee \$100.00, Animal Units: 80; Term of the lease 9-9-2009 to 9-9-2019.

**WATER:** Livestock well w/tank and windmill  
**POSSESSION:** At closing  
**MINERALS:** None, property is sold subject to prior mineral reservations.

**LISTED PRICE:** Please contact Broker



### CONTACT:



**FARMER-STOCKMAN  
 REALTY & AUCTION, LLP**

*Under all is land, our professionals will lend you a hand.*

30876 County Road 19 - Granada, CO 81041

Phone (719) 336-2675

**FARMS - RANCHES - RESIDENTIAL**

Larry J. Lusher, Real Estate Broker & Colorado Champion Auctioneer  
 Susan A. Lusher, Associate Real Estate Broker

Licensed Real Estate Brokers in Colorado and Kansas



www.farmer-stockman.com  
 Email: ct92217@centurytel.net

### BROKERS NOTE:

The Sellers and Farmer-Stockman Realty and Auction, LLP make no warranties or guarantees.

All acreages and boundaries are considered to be approximate. The property is sold subject to all easements, rights of ways and restrictions.