

640 ACRES NATIVE GRASS Prowers County, Colorado

FOR SALE

LEGAL DESCRIPTION: East 1/2 Section 24 and the East 1/2 of Section 25, Township 24 South Range 44 West of the 6th P.M., Prowers County, Colorado

GENERAL INFORMATION: 640 acres of native grass, fenced, County Road X goes between the sections; earthen dams and pits on each section;

WELL: Well located in Section 25, currently not in operation, pipeline to each section, float chamber/control. Seller will credit buyer \$18,000.00 at closing for well repair/replacement.

MINERALS: All minerals now owned by the Seller will be conveyed to the Buyer at closing. Section 25 All: Section 24 265.22 Acres

LISTED PRICE: \$320,000.00

CONTACT:



**FARMER-STOCKMAN
REALTY & AUCTION, LLP**
Under all is land, our professionals will lend you a hand.

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