

200 ACRE NATIVE GRASS PASTURE PROWERS COUNTY, COLORADO



BIDDING SHALL NOT END PRIOR TO AUGUST 30, 2022

Terms: Selling by Private Auction through Jerry Stutzman, Broker, United Country Stutzman Realty & Auction. Broker represents Sellers as Seller's Agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Successful bidder will sign contract and deposit 10% earnest money with Bison Title Co in Lamar, Colorado, as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate Taxes will be prorated to the date of closing. Settlement will occur on or before September 30, 2022. Announcements during sale take precedence over published information. Bidders will remain confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. Selling is subject to owners confirmation.

Note: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, noxious weeds, acreages, etc. Property sells "AS-IS" and is subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. Property is selling subject to owner's confirmation. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.



Tobias Stutzman
(620) 952-1478

CALL NOW TO BID

(620) 356-1954

or

(888) 818-1954

WWW.STUTZMANREALTY.COM



Jerry Stutzman
(620) 353-9411

Available are 200 +/- acres of native grass pasture situated south of Holly, CO. This Prowers County, Colorado property consists of one 160 acre tract and one 40 acre tract. The 160 acre tract has cattle-tight perimeter fencing and the 40 acre tract has minimal fencing. There is a seasonal spring fed creek and an abandoned windmill casing that is believed to be dry. Accessibility is by county maintained gravel roads from the north and south.

This property is being offered for sale by Private Auction – Bid by Phone – Bid by August 30, 2022. Contact Tobias Stutzman at office (620)356-1954 or (888)818-1954 or mobile (620)952-1478 for information on the bidding process, learn the current bid or to place a bid.

Directions from Holly, CO: East 7 miles on HWY 50, South on County Road 27 for 16 ½ miles, slight curve to the east and then South 1 mile. (NE Corner of the property begins along County Road 28) (Signs are posted).

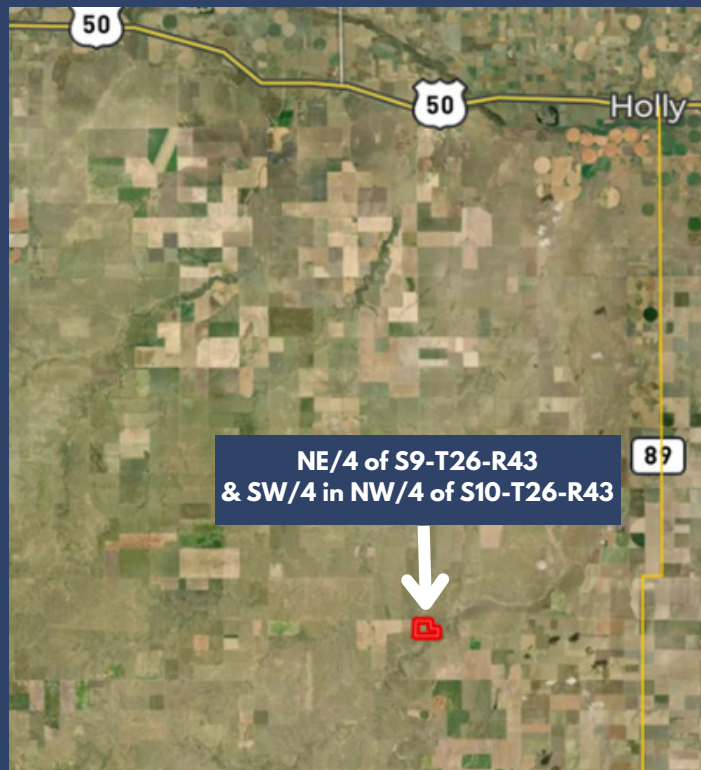
Legal Description: NE/4 of S9-T26-R43 & SW/4 in NW/4 of S10-T26-R43 Prowers County, CO.

Acres: 200 Auction Acres

Taxes 2021: \$73.86

Possession: Immediate upon Closing.

Minerals: Included but non-producing.



STUTZMAN REALTY
& AUCTION LLC