

# 8.74± Acres Vacant Land Not Annexed Burlington, CO

*Exclusively Listed by The Land Office LLC*

Located at 9<sup>th</sup> St and Fay St on  
the south side of Fay St.



\$552,036.00

380,714.4 sq ft at \$1.45 per sq ft

2023 Property Tax \$4,463.25. Water, electricity, and sewer would be available from city. Seller's mineral interest, if any, shall transfer to Buyer. Possession immediate upon closing and delivery of deed. No improvements.

Legal: 8.74± acre tract of land in the Northeast Quarter Section 1, Township 9 South, Range 44 West of the 6<sup>th</sup> P.M., Kit Carson County, Colorado.

0350-A *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*



**Dale K. Stull, Broker**

1966 Rose Ave, Suite A · Burlington CO 80807

Office 719-346-5710 · Cell 719-349-5710 · Fax 719-346-7410 · Toll Free 866-346-5710

Email: [dalestull@thelandofficellc.com](mailto:dalestull@thelandofficellc.com) [www.thelandofficellc.com](http://www.thelandofficellc.com)

**0350A 8.74+- Acre Tract**  
Kit Carson County, Colorado, AC +/-



Boundary

Dale K. Stull  
P: 719-349-5710

dalestull@thelandofficec.com

1966 Rose Ave, Ste A, Burlington, CO



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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