

1738± Acres Pueblo County, Colorado

Exclusively Listed by The Land Office LLC



\$ 17,384,000.00

This property has 95 acres annexed within Pueblo city limits. Rights of ways include Bandera Parkway, Red Creek Springs Road and Lehigh Avenue. An additional 120 acres is part of the Bandera Corridor Project Area.

The property boasts beautiful city views to the east and mountain views to the west. On some of the western acres you have views of Pueblo Reservoir. Red Creek Springs Road borders much of the northern boundary of the property.

Currently all of the acres are taxed at agriculture rates and are currently leased for livestock grazing. 2023 property tax totaled \$1,118.57. Well permit #18868-A located in SE4NW4 Section 12-21S-66 services multiple tanks for watering livestock.

Possession immediate upon closing subject to year-to-year grazing lease with John and Rita Cowen. All seller's mineral interest, if any, shall transfer to Buyer.

From I25 and Hwy 50 go west on Hwy 50 approximately 2.6 miles to Pueblo Blvd. Go south on Pueblo Blvd 4.7 miles to Red Creek Springs Road. Go west on Red Creek Springs Road 1.7 miles to north edge of property (Section 8).



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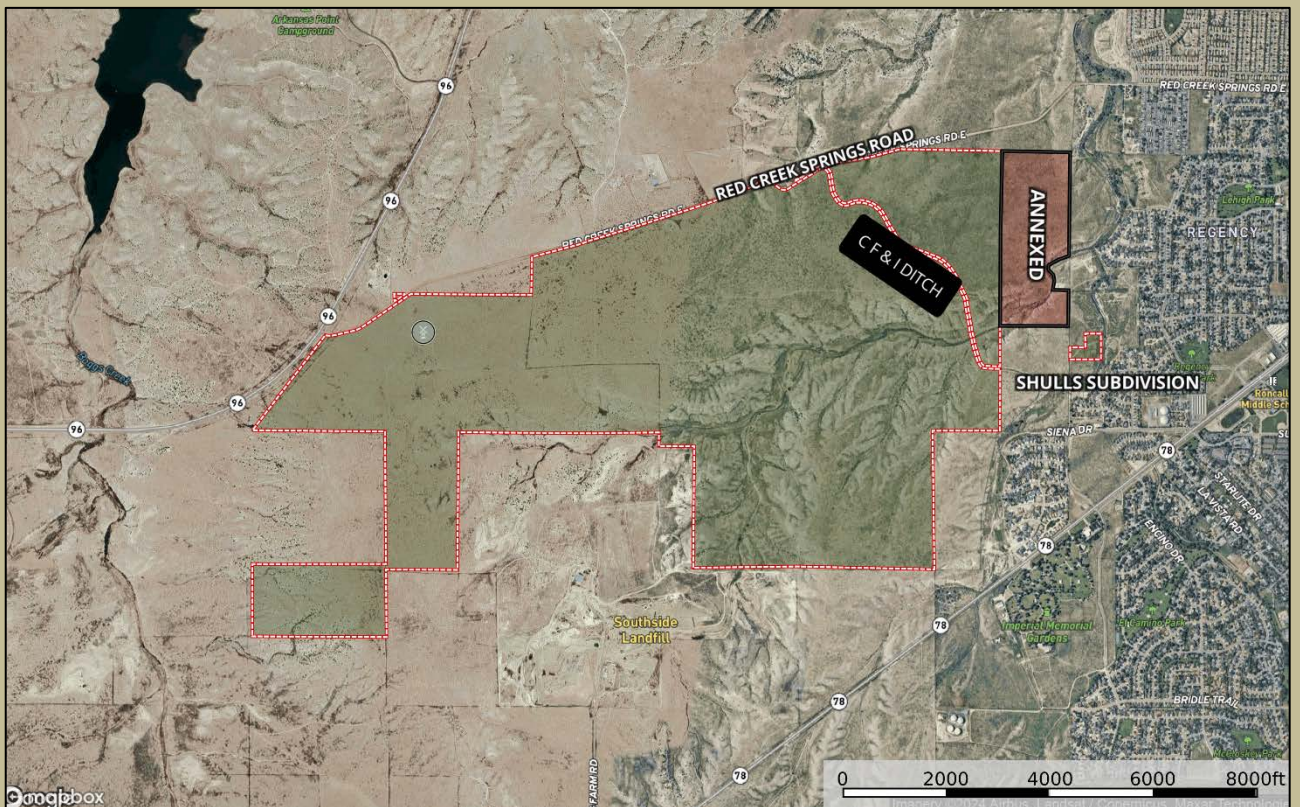


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