

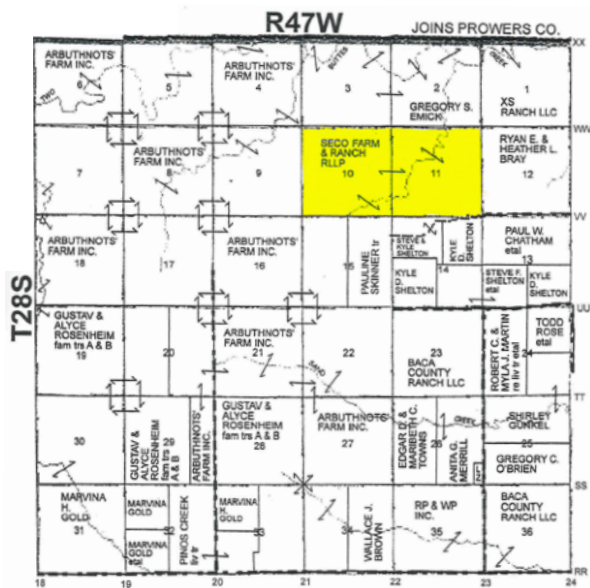
Private Auction

1,280 Acres

Excellent Pasture

Baca County, Colorado

14 miles north & 2 miles west of Springfield



Bidding will not end prior to **July 23, 2024**



Faulkner
REAL ESTATE, INC



Call Broker: **Chris Faulkner 620-575-6555**
Learn the high bid & bid by phone: 620-356-5808
More information at: www.faulknerrealestate.com

Bidding will not end prior to **July 23, 2024**

Directions: From Springfield go about 14 miles north on HWY 287 to Road VV then 2 miles west to the southwest corner. (Signs posted)

Legal Description: Surface Rights in Section 10-28-47 and Section 11-28-47, Baca County, Colorado. **Acres:** 1,280+/-

Taxes: \$696.54

Mineral Rights: None included.

Tenant: David Walker for 2024.

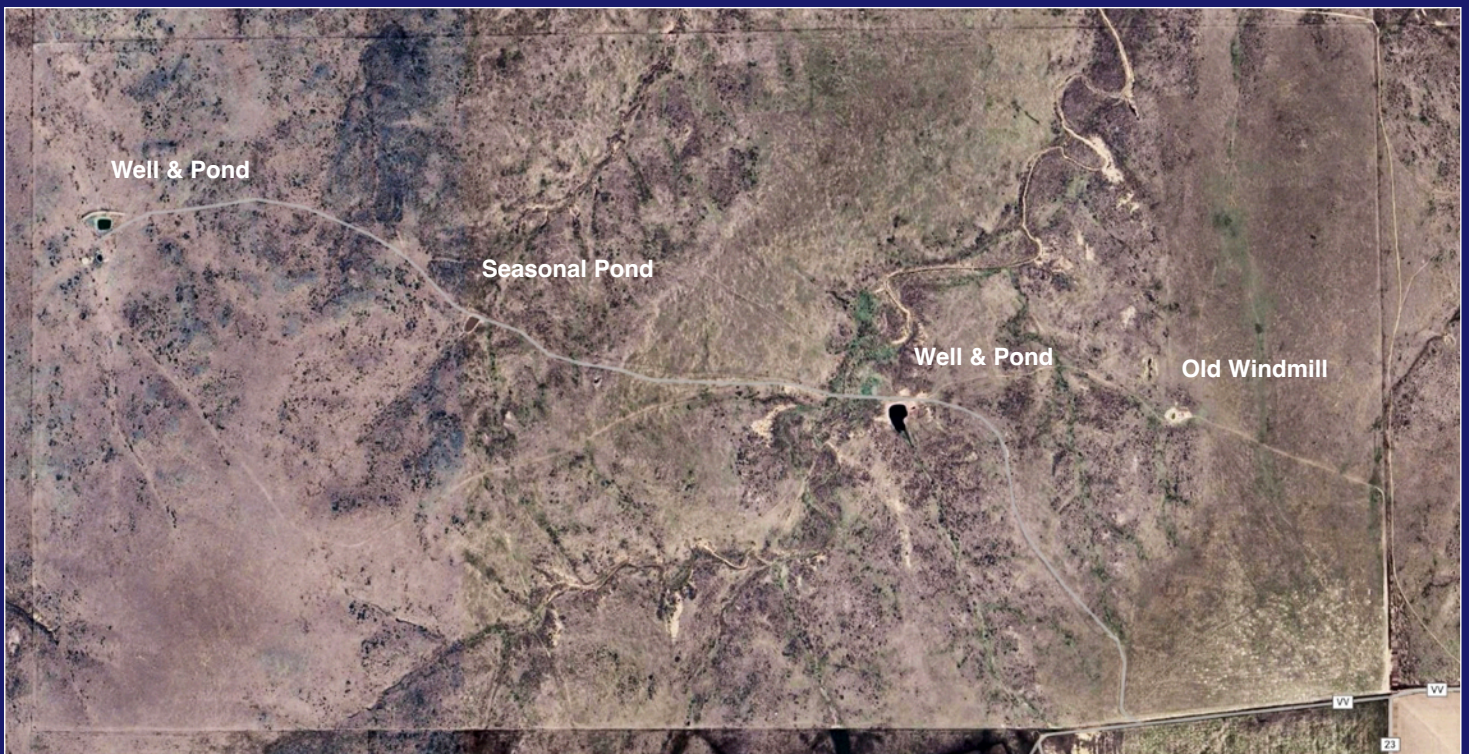
Possession: Subject to existing lease.

Crops: Pasture.

Fence: Mostly good 4-wire on wood & T-posts.

Water: Two wells; with portable solar pumps owned by the tenant. Seasonal pond and two ponds filled by wells.

Note: Call today to learn the current high bid or to place your bids by phone!



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Chris Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as Transaction Broker and shall facilitate the sale without being an advocate or agent of either party. Successful bidder will sign contract and deposit 10% earnest money with **Bison Title Company** 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. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Settlement will occur on or before **Thursday August 27, 2024. Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. 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, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.