

FOR SALE

**Pueblo County Colorado 337.5 Acres
Irrigated Farm, & Improvements.
2000 Asbury Lane**

Location: 15 miles East of Pueblo on Highway 50 and 1 Mile South on Asbury Road.

Size: 337.5 M/L Assessed Acres
263.1 M/L Sprinkler Irrigated

Minerals: Includes All Seller's Interest.



Water: 5 Permitted Irrigation Wells 200 - 500 gpm , AGUA augmentation , 1 well is pre-compact, seep water right, and 7 Avondale Water Taps.

Irrigation: 6 Sprinklers - 1 - 7 Tower, 2-6 Tower, 2-5 Tower and 1 - 3 Tower sprinklers. All nozzled between 450 to 550 gpm.

Improvements: 40' x 60' metal building with a 864 Sq. Ft. 2 bedroom, 1 bath apartment with central heat and air. A 1440 Sq. Ft. insulated farm shop with heat, concrete floor, 3 - phase electricity, and water. 2 - 1200 Sq. Ft. metal sheds 1- 24' W x 56' L, 1 - 30' W x 60' L includes water, insulated, electricity, overhead and walk-in doors, and concrete floors. One has air conditioning.

Finished Feed Lot: 3 pens, 2 shelters, and concrete feed bunks.

Unfinished Feed Lot: 4 pens, waterlines, and concrete feed bunks.

Taxes: \$3,063.86

Price: \$940,000.00



MAPS ON BACK

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Aerial Map

