

205.05± Acres Grass El Paso County, CO

Exclusively Listed by The Land Office LLC



\$656,160.00

2022 Property Tax \$128.42. Seller's mineral interest, if any, shall transfer to Buyer.

Possession immediate upon closing and delivery of deed. Domestic & Livestock well permit 47353.

There is a windmill located on the SW4 of the SE4. The neighbor that owns the SE4 of the SE4 has put up a fence that encroaches approximately 8 acres on this property.

Legal: N2SW4 and a tract in the SE4 Section 27, Township 13 South, Range 63 West of the 6th P.M., El Paso County, Colorado.

From Ellicott, 4 miles north on Ellicott Hwy to Jones Road. 2 miles west on Jones Road to Log Road. 1/2 mile south on Log Road to northeast corner of property.

0360 *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.*



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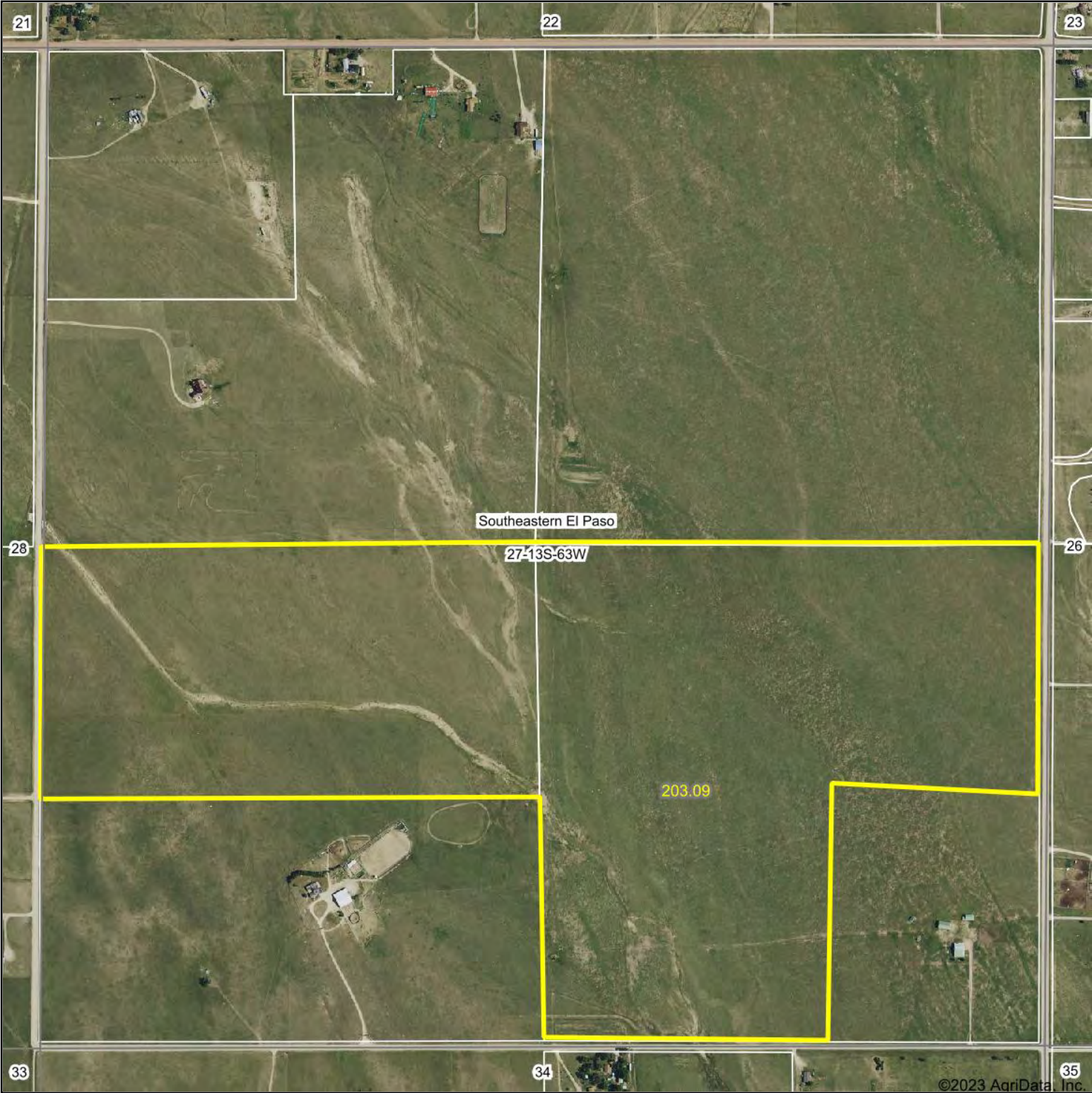
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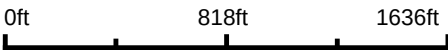
Data Zoom 12-3



Aerial Map



Map Center: 38° 53' 20.18, -104° 26' 1.17



27-13S-63W
El Paso County
Colorado



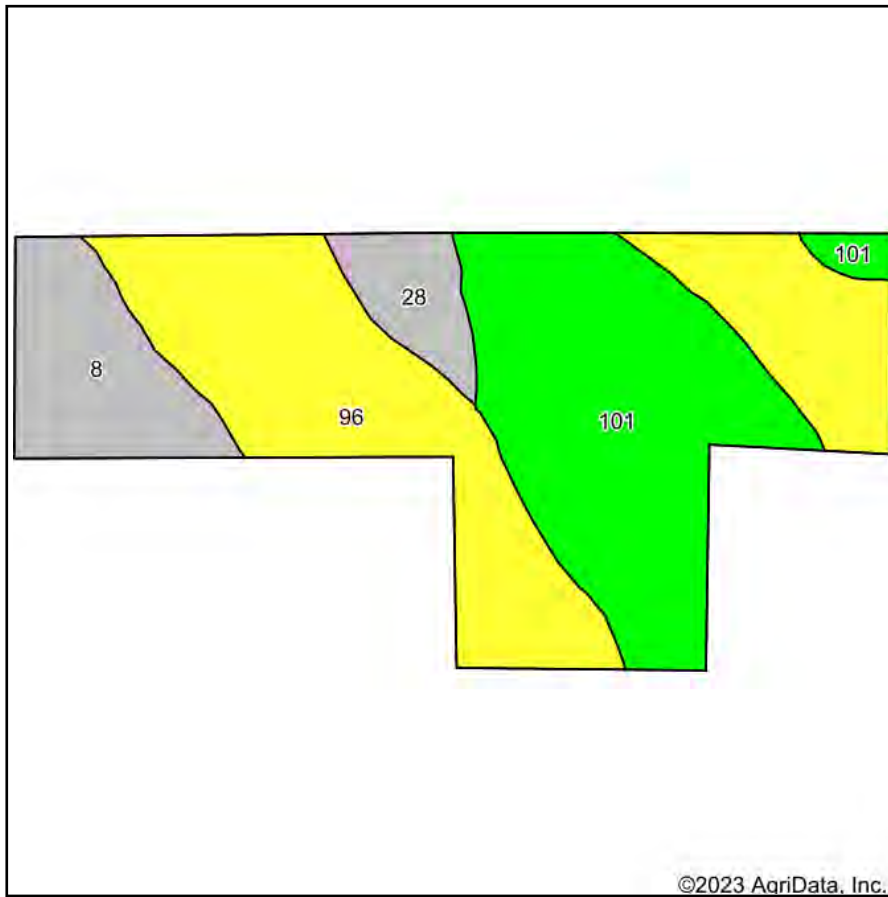
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THE LAND
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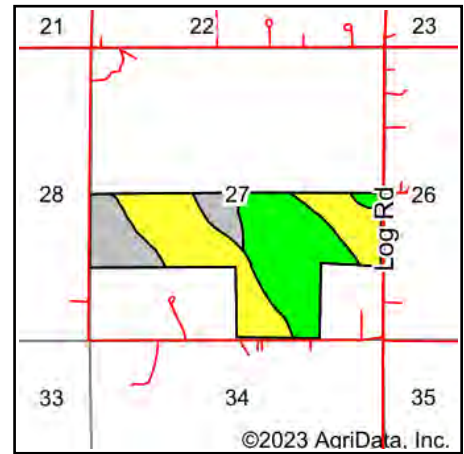
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **El Paso**
 Location: **27-13S-63W**
 Township: **Southeastern El Paso**
 Acres: **203.09**
 Date: **5/11/2023**



Maps Provided By:



Area Symbol: CO625, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	*n NCCPI Soybeans
96	Truckton sandy loam, 0 to 3 percent slopes	89.02	43.8%		IVe	IIle		25
101	Ustic Torrifluvents, loamy	75.70	37.3%		IIle	Ile		
8	Blakeland loamy sand, 1 to 9 percent slopes	26.72	13.2%		VIe	IIle	65	15
28	Ellicott loamy coarse sand, 0 to 5 percent slopes	11.65	5.7%		VIIw			9
Weighted Average					4.06	*-	8.6	*n 13.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.