

# 107.15 ACRES Near Avondale, CO

# FOR SALE



**Directions:** From Avondale, CO go East on US-50 BUS E 7.9 miles, turn South on 61st Lane, go 1/2 mile to the Northwest corner of property.

107.15 acres located in the S1/2NW1/4 and N1/2SW1/4 of Section 35, Township 21 South, Range 61 West of the 6th P.M.

Surveyed into three parcels as follows:

Parcel # 3 -Schedule #1135000089 – 36.03 acres

Parcel # 4 -Schedule #1135000090 – 35.87 acres

Parcel # 5 -Schedule #1135000091 - 35.03 acres

All three parcels (3, 4, and 5) are surveyed and the survey is recorded with Pueblo County. The parcels may be purchased individually at \$975 an acre. The well is priced separately for \$50,000, it does not own any land with it but does have a deeded easement with right of ingress and egress and extends to the parcels. The overall combined price is \$154,471.00 for all three parcels and the well. There may be a domestic and livestock well located on parcel 5. If it is discovered and is in fact, on that parcel, the price for parcel 5 will be increased \$15,000.00. Water taps from the Orchard Park Rural Water Association are available for each of the land parcels at a cost of \$12,000 each.

## Water Right - Well

Water Division 2-I.D. # 1405068

Doolin Well No. 4372-F

Irrigation and Domestic, 1200 GPM

Location: Township 21 South, Range 61 West of the 6th P.M. Section 23: SW1/4SW1/4

Northing (UTMy): 4228435.5 Easting (UTMx): 570085.0

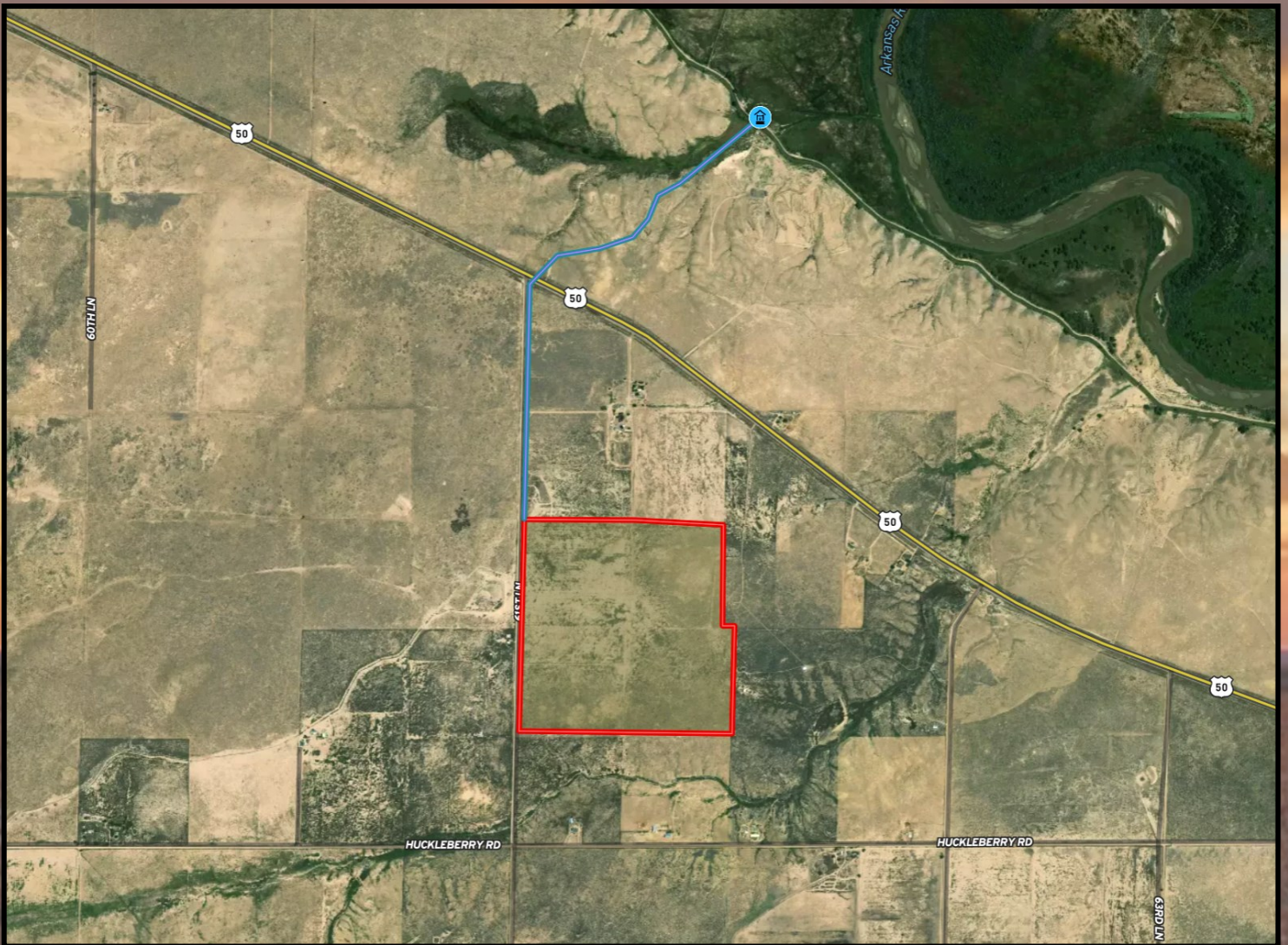
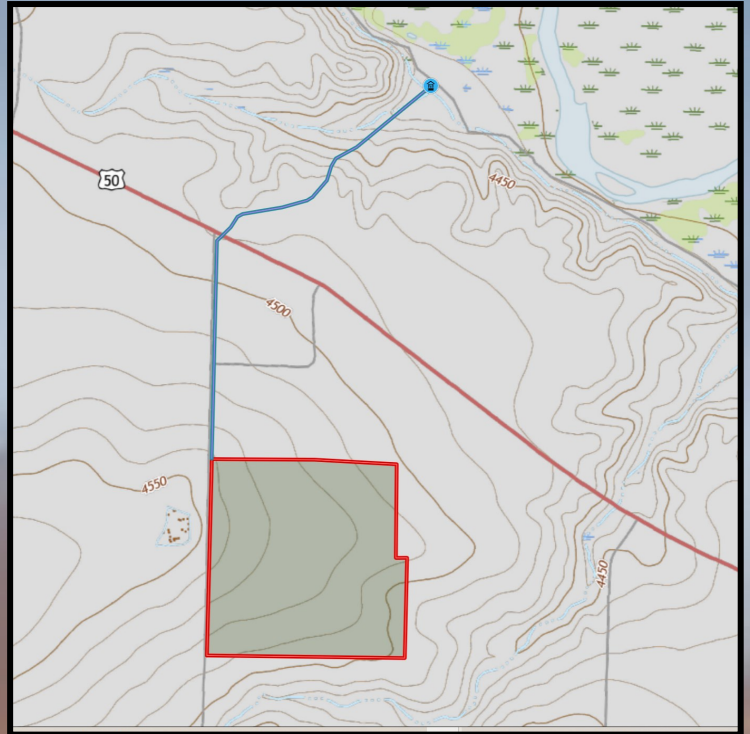
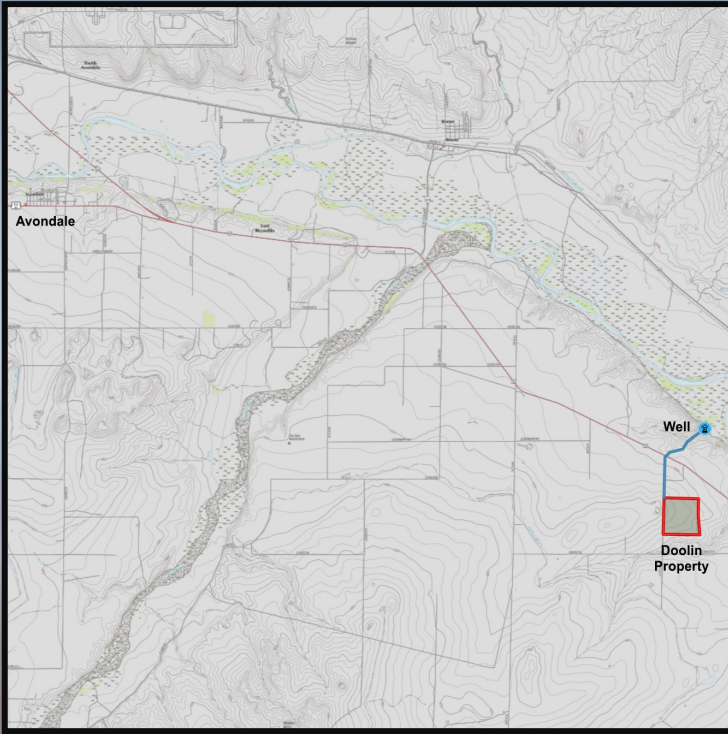
Well service has been provided historically by Broce's of Cheraw. The well is equipped with a 25 HP Electric Motor and has not been operated since 1996. The pipeline easement from the well to the property is recorded in Book 1543, Page 520 in Pueblo County, from Walter Adams to the Doolin's.

**Taxes:** \$42.36 (2023 - For All Parcels)

**Price:** \$154,471 for 107.15 Acres



All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



MLS #: S212193A (Active) List Price: \$154,471 (75 Hits)

TBD 61st Lane Boone, CO 81025



**Total Acres:** 107.15  
**Acreage Range:**  
**Acreage Source:** Court House  
**Possible Use:** Farm

**Sub Area:** Boone  
**Area:** Outlying  
**School District:** R70  
**County:** Pueblo  
**Taxes:** 42.36  
**Prior Tax Year:** 2023

**Legal Description:** Water and Land Legal Descriptions Lengthy. See attached Exhibit.

**Parcel Number:** [1135000089](#)

**Parcel #-2:** 1135000090

**Lot:** 0 **Block:** 0 **Tract/Filing/Unit:** 0

**Deed Provided:** Special

**Water Rights:** Yes

**Description:**

**Frontage:**

**Lot Faces:**

**Zoning:** AG

**Irregular Lot Size:** No

**Lot Dimensions:** TBD

**Lot SqFt:** 4667454

**HOA:** No

**HOA Dues:**

**HOA Dues Amount:**

**HOA Contact Person:**

**HOA Contact Number:**

**POA Dues:**

**POA Dues Amount:**

**HOA Inclusions:** None

**Property Disclosure Avail:** No

**Provide Property Disc:** No

**Disclosure:** None

**Documents on File:** Photographs

**Variable Commission:** No

**Commission Type:** %

**Co-Op %/\$:** 2.5

**Possession:** Day of Closing

**Commission on Seller Concessions:** No

**Earnest Money Required:** 5,000

**Earnest Money To:** Fidelity

**Terms:** Cash, Conventional

**Showing Instructions:** Appointment Only, 24 Hr Notice

**Ownership:** Seller

**Exclusions:**

**Topography/Lot Description:** Flat, Slight Slope

**Access:** County Road

**Water Company:** Orchard Pk

**Water:** None

**Sewer:** None

**Electric Co:**

**Electric:**

**Gas Company:** Other

**Gas:**

**Current Internet Provider:**

**Crops:** None

**Irrigation:** None

**Extras:** None

**Curbs/Gutters:**

**Curbs & Gutters:** No Curbs, No Gutters

**Structures:**

**Marquee:**

**Mineral Rights:**

**Grazing Rights:** Yes

**Public Remarks:**

**Directions:** From Avondale, CO go East on US-50 BUS E 7.9 miles, turn south on 61st Lane, go 1/2 mile to the northwest corner of property.

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**List Date:** 5/16/2023

**Days On Market:** 290

**Contract Date:**

**Appointment Contact #:** 719-336-7802

**Orig LP:** \$130,000

**Internet:** Yes

**DsplyAddr:** Yes

**AllowAVM:** No

**AllowCmmts:** No

**Photo:** Provided

**Listing Office:** Cruikshank Realty, Inc (#:885)

**Main:** (719) 336-7802

**Fax:** (719) 336-7001

**Showing #:**

**Listing Agent:** John Stroh (#:6)

**Agent Email:** [jstroh@2cr2.com](mailto:jstroh@2cr2.com)

**Contact #:** (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed