

630± Acres Pueblo County Development Property Offered in 3 Tracts

Exclusively Listed by The Land Office LLC



TRACT A

\$1,440,000.00

Pueblo County Parcels: 410000006, 410000001 consisting of 120 assessed acres. 2025 Property Tax \$489.70. Tract A is located outside of the city limits. Seller's mineral interest, if any, shall transfer to buyer. Possession immediate upon delivery of deed. No improvements. From Hwy 47 and Baculite Mesa Road go north on Baculite Mesa Road 1 3/4 miles (Road changes to Apelt Ranch Rd). Go approximately 1/2 mile north to a locked gate access easement. Go east approximately 3/8 mile to SW corner of Tract A.

Legal: SWNE, N2NE Section 10, Township 20 South, Range 64 West of the 6th P.M., Pueblo County, Colorado.



TRACT B

\$5,280,000.00

Pueblo County Parcels: 422000002, 415000008, 415000007, 415000026, 422000026, 415000027, 415000006, 415000020, 400000156, 422000004 consisting of 440 assessed acres. 2025 Property Tax \$2,098.65. Tract B is located within the city limits. A 16" water main runs along the north edge of parcels 415000007 and 415000020 and east edge of parcels 415000027, 415000026, and 422000026. Seller's mineral interest, if any, shall transfer to Buyer. Possession immediate upon delivery of deed. No improvements. From Hwy 47 & Baculite Mesa Rd 3/8 mile to southwest corner of parcel 400000156. From William White Blvd & N 27th Lane go north on N 27th Lane 1 1/8 mile to southeast corner of parcel 422000026.

Legal: SWSE, SESW, SESE, N2SE, SWSW, NESW Section 15; NENE Section 21; NWNE, NENE, NWNW Section 22, Township 20 South, Range 64 West of the 6th P.M., Pueblo County, Colorado.



TRACT C

\$840,000.00

Pueblo County parcels: 422000022, 422000013, 422000010 consisting of 70 assessed acres. 2025 Property Tax \$674.90. Tract C is located within the city limits. A 16" water main runs along the east edge of parcel 422000022. Seller's mineral interest, if any, shall transfer to Buyer. Possession immediate upon delivery of deed. No improvements. From Williams White Blvd & N 27th Lane, go north on N 27th Lane 5/8 mile to southeast corner of parcel 422000022.

Legal: NESE, N2SWSWSE, S2SWSWSE, N2SWSE Section 22, Township 20 South, Range 64 West of the 6th P.M., Pueblo County, Colorado.

0351 *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.*



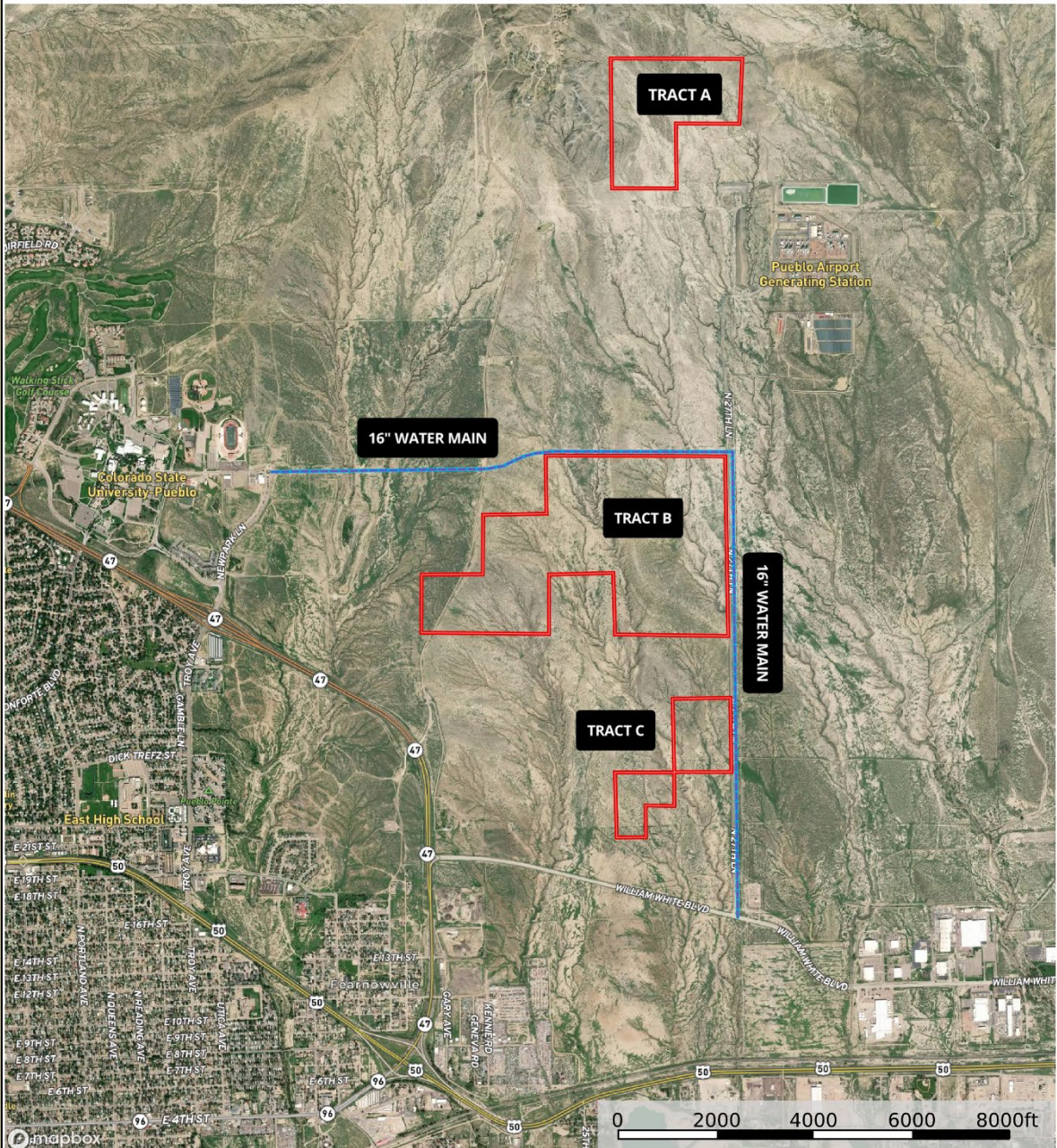
Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

Office 719-346-5710 · Cell 719-349-5710 · Fax 719-346-7410 · Toll Free 866-346-5710

Email: dalestull@thelandofficellc.com www.thelandofficellc.com

0351 630+- Acres Pueblo
Pueblo County, Colorado, AC +/-



16" Water Main Boundary

Dale K. Stull

P: 719-349-5710

dalestull@thelandoffice.com

1966 Rose Ave, Ste A, Burlington, CO



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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