

Clean Energy Investment Opportunity

838± Acres

Pueblo County, CO

Exclusively Listed by The Land Office LLC



- Currently Under a Solar Lease
- Located at Terminus of Grid United 525 kV DC Intertie
- Opportunity Zone
- Next to Comanche Coal Plant
- Neighbors PSCo, Tri-State, and Black Hills Infrastructure
- Prime Location for BESS and Gas Generation and Data Center
- Caddy Corner to Pueblo City Limits
- Paved Road Access on 2 Sides of the Property

\$ 4,000,000.00



2024 Property Taxes: \$453.93

Possession immediate upon closing and delivery of deed. Subjecto to a solar lease with Pronghorn Solar Park LLC and a grazing lease. There are no improvements and no developed water.

Directions: From I25 and Exit 98A. 1.8 miles east on Hwy 50B to South Aspen Road, then 3/4 mile south on Aspen Road to Lime Road. 1/3 mile southeast on Lime Road to NW Corner of property.

Township 21 South, Range 64 West of the 6th P.M., Pueblo County, Colorado

A tract in Section 15; A tract in S2SE4 Section 8; A tract in E2 Section 167; W2 Section 16;

A tract in E2E2 Section; A tract in S2S2 Section 9

0385 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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