

987± Acres CRP El Paso County, Colorado



This property has been surveyed and staked for 35± acre lots.
Property has excellent Pikes Peak and front range mountain views.
Milne Road is elevated and well maintained.
State lands (pasture) border west boundary.

Broker Owned

~~\$2,664,900.00~~ Price Reduced **\$2,368,800.00** Cash

11 miles east and 3 1/2 miles south of Fountain, CO.
15 miles south east of Colorado Springs.

Seller's mineral rights, if any, shall transfer to Buyer.
Electricity and telephone run along entire east side.

2006 Property Tax \$253.21

CRP Contract: 963.2 acres @ \$21.95 an acre with an annual payment of \$21,142.00.
Contract expires 09/30/12.

Possession immediate upon closing. Zoning: A35

Legal: S2 Section 19, Township 16 South, Range 63 West of the 6th P.M.
All Section 30, Township 16, South, Range 63 West of the 6th P.M.



Dale Stull – Listing Broker

Cell 719-349-5710

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Visit our web site at:

www.thelandofficellc.com

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Bethune, CO 80805

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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.

**LAND SURVEY PLAT
LOCATED IN SECTION 19 + 30
TOWNSHIP 16 SOUTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.**

LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF SECTION 19 AND ALL OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

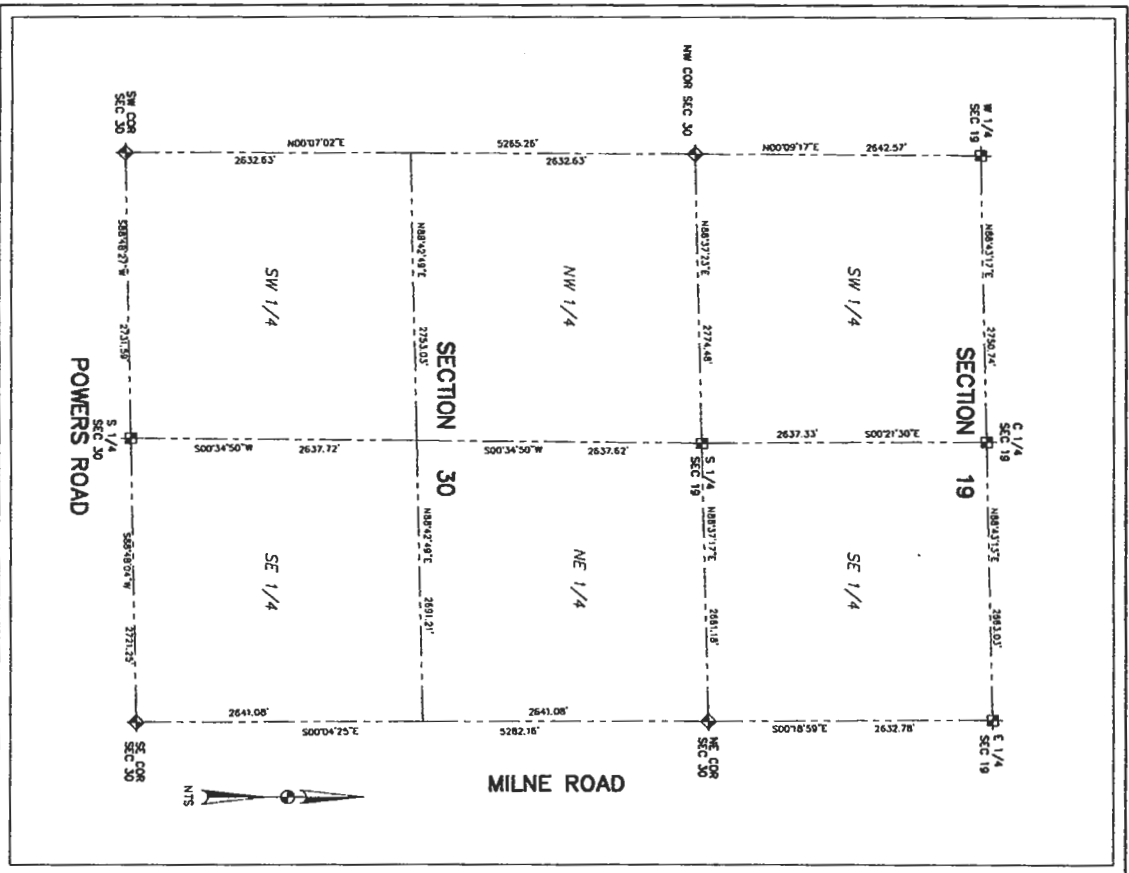
THE SOUTH ONE-HALF OF SECTION 19
AND ALL OF SECTION 30
SUBJECT TO THE APPARENT ROW/EASEMENT RUNNING ALONG COUNTY ROADS POWERS ROAD AND MILNE ROAD.
COUNTY OF EL PASO,
STATE OF COLORADO.

GENERAL NOTES:

1. THIS PLAT IS A COMPLETION OF DOCUMENTS PROVIDED ON FORMS IN PARAGRAPHS 1 THROUGH 4 OF THE SURVEY INSTRUMENTS AND IS NOT TO BE CONSIDERED A REVISION OF THE ORIGINAL INSTRUMENTS.
2. THE TIME OF THE PREPARATION OF THIS PLAT, THE INSTRUMENTS AND RECEPTION NUMBERS ARE PUBLIC RECORDS ON FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF EL PASO, STATE OF COLORADO.
3. THE SURVEY DOES NOT REPRESENT A SEARCH BY SURCON INC. OF WATER AND/OR MINERAL RIGHTS CONCERNING THE LANDS SHOWN HEREON.
4. THE CLIENT DOES NOT MAKE WARRANTIES OR REPRESENTATIONS, MAY REQUESTED AND DO NOT WARRANT THAT THE SURVEY INSTRUMENTS AND THIS PLAT ARE CORRECT AND ACCURATE.
5. THE SURVEY INSTRUMENTS AND THIS PLAT ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY RIGHTS OF WAY THAT HAVE NOT BEEN RECORDED OR SHOWN EXCEPT AS NOTED.
6. LAST FIELD INSPECTION OF THIS SITE WAS ON 7-5-2024.

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTH-WEST ONE QUARTER OF SECTION 19 BEING ADJACENT AT THE SOUTHWEST CORNER OF A 1/4-1/4 BRASS CAP STAMPED "OS 607" AND AT THE WEST CORNER OF SECTION 19 OF A 3/4-1/4 ALUMINUM CAP STAMPED "53 10384", BEARING NORTH 91° 17' E.



SURVEYORS STATEMENT:

I, JERRY E. HESTER, A duly licensed professional land surveyor in the State of Colorado, do hereby certify that this land survey plat was prepared under my personal supervision and is a true and correct representation of the corner of a section and property corners has been completed as of the date shown below.

AGREED & RETURNED
FOR AND ON BEHALF SURCON INC.

DATE:

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY ERROR OR OMISSION IN THIS SURVEY PLAT WITHIN THE PERIOD OF ONE YEAR FROM THE DATE OF RECORDATION OF THIS SURVEY PLAT. ANY DEFECT IN THIS SURVEY PLAT COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____ 2024, AT _____ O'CLOCK _____ AM
IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____ RECORDS OF THE EL PASO COUNTY, COLORADO.
DEPOSIT NO. _____
SPROD: _____
TRND: _____
BY: _____

LAND SURVEY PLAT

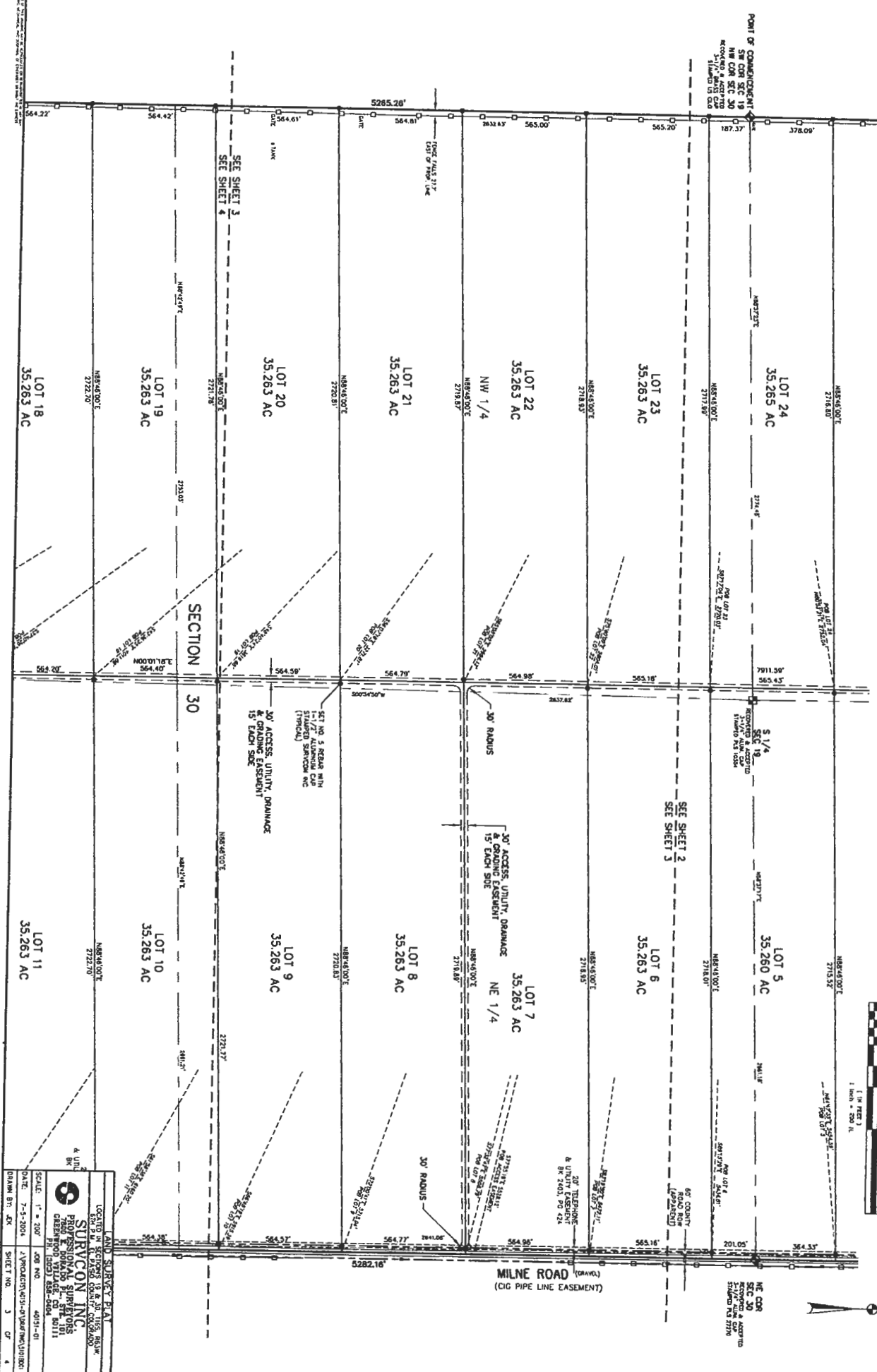
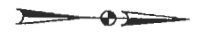
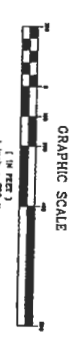
LOCATED IN SECTIONS 19 & 30, T16S, R63W
TOWNSHIP 16 SOUTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

SURCON INC.
7800 E. HOBBS BLVD. STE. 101
GREENWOOD VILLAGE, CO 80111
TEL: 303.733.8333 FAX: 303.733.8333

SCALE: 1/4" = 40' (10' = 400')
DATE: 7-5-2024
DRAWN BY: JKH SHEET NO. 1 OF 4

- LEGEND**
- ☒ RECORDED & ACCEPTED QUARTER SECTION CORNER AS NOTED
 - ⬠ RECORDED & ACCEPTED SECTION CORNER AS NOTED.
 - SET TO REBAR WITH 1"-1/2" ALUM. CAP PLS 30029
 - TELEPHONE PERSPIAL
 - ⚡ UTILITY POLE

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TOWNSHIP 16 SOUTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.**



LAND SURVEY PLAT

LOCATED IN SECTIONS 19 & 30, T. 16S., R. 63W., S. 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

SURVICON INC
PROFESSIONAL SURVEYORS
7800 E. DOMINION BLVD., SUITE 101
DENVER, CO 80231
TEL: (303) 555-5204
FAX: (303) 555-5204

SCALE: 1" = 200'
DATE: 7-5-2004
DRAWN BY: DK
SHEET NO.: 3 OF 4

