

# SOUTH LIMON GRASS

LINCOLN COUNTY, COLORADO

NEW LISTING



637±  
TOTAL ACRES

LINCOLN COUNTY, CO



*Cross-fenced pasture unit along Highway 71 with homesite.*

## For More Information:

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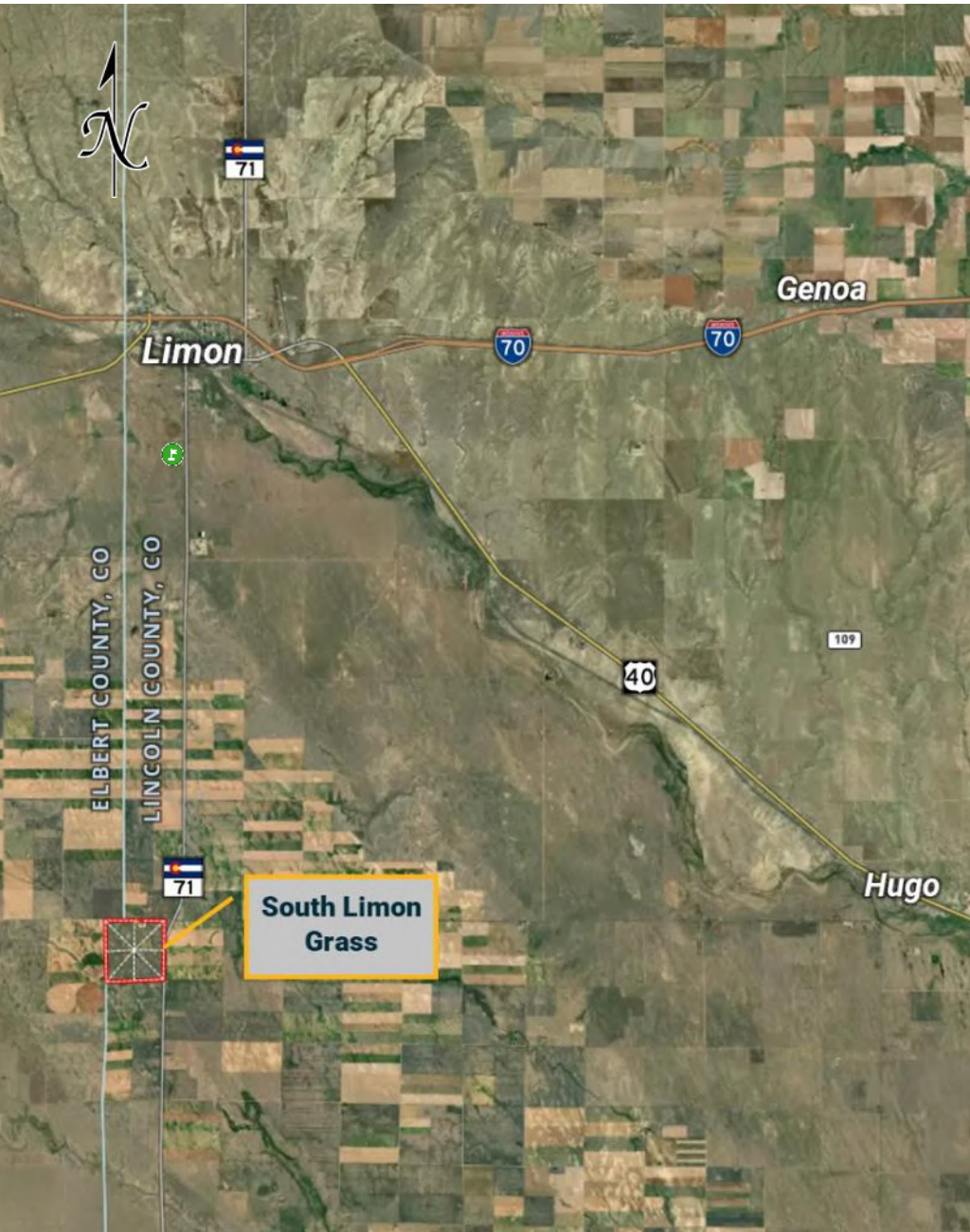
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# Location Map + Photos



## NOTICE TO PROSPECTIVE BUYERS

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.



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PHONE CAMERA**  
View more details, photos,  
an interactive map & more!



# Property Details + Aerial Map + Photos

## QUICK FACTS

19478 Co Rd 2W, Limon, CO 80828

637± total acres

- Lincoln County, CO
- Located 10± mi south of Limon, CO
- 2 Bedroom, 1 Bath house (872 sq ft.)
- 42' x 90' Morton Building® (3,780 sq ft.) w/ partial concrete floor
- Highway 71 (east); Co Rd 2W (north); Co Rd 2V (south); Co Rd 205 (west/county line)
- Along Lincoln/Elbert County line
- 620± acres grass available for rotational grazing
- Perimeter fencing – barbed wire; interior cross fencing – high tensile wire
- Excellent access with roads on all sides
- Electricity available along property lines
- Potential for future land division
- Possession for 2025 grazing negotiable
- Views of Pikes Peak
- Low property taxes
- FSA Base: 247.6 ac wheat @ 22 bu yield; 7.2 ac barley @ 23 bu yield
- LEGAL: All Sec 6, T11S-R56W
- R/E Taxes: \$520.76± (2024)
- Seller will convey all OWNED mineral rights

**ASKING \$725,000**





## The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

**939,906**

total acres sold

**18,911**

auction attendees

**439**

successful auctions



## What's inside:

### SOUTH LIMON GRASS

Lincoln County, CO

637± total acres

Pasture & Homesite

# South Limon Grass

637± Total Acres | Lincoln County, CO

**NEW LISTING**

Turn-key pasture unit cross-fenced for rotational grazing into 8 pastures. Includes an older, 2 bed/ 1 bath home and large Morton Building®. Excellent opportunity to expand or build your dream home!

