

# Borders Farms 2

640 Acres | Lincoln County, CO | \$768,000



HAYDEN  OUTDOORS.



# Borders Farms 2

TOTAL ACRES:

640.00

PRICE:

\$768,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Limon, CO

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing  
State Hunting Unit: CO GMU 107

## Land Details:

**Address:** TBD, Arriba, Colorado 80804, USA  
**Closest Town:** Limon  
**Total Acres:** 640.00  
**Deeded Acres:** 640.00  
**Leased Acres:** 0.00  
**Zoning:** Agriculture  
**Topography:** rolling to level  
**Vegetation:** dryland crops  
**Tillable/Crop/Orchard Acres:** 633  
**Pasture Acres:** 0  
**Irrigated Acres:** 0  
**Riverbottom Acres:** 0  
**Water Rights:** Yes, All appurtenant water rights associated with this property go to Buyer.  
**Mineral Rights:** Yes, Any mineral rights currently owned by the Seller will transfer to the Buyer at Closing.  
**Estimated Income:** \$28,000  
**Income Type:** Cash Lease  
**Estimated Taxes:** \$0  
**Source of lot size:** Other

## Property Summary

Borders Farms 2 is an excellent opportunity to expand your current farm or add to your investment portfolio. The farm has a good tenant in place with 2 years remaining on the current cash lease and a good ROI. This farm is located in an area that doesn't trade hands very often so take advantage of this opportunity as it may not come around again!

## Land

Borders Farms 2 is a 640 +/- acres in 2 separate parcels of quality dryland farm ground located directly north and northwest of Arriba, CO both on a well maintained roads.

This land is close to several grain elevators.

## Improvements

There are no improvements on Borders Farms 2

## Recreation

Borders Farms 2 offers endless recreation from hunting small game and varmints to monster plains mule deer and pronghorn!

## Agriculture

Dryland farm with a good tenant in place and 2 years remaining on current cash lease with a good ROI.







### **Water/Mineral Rights & Natural Resources**

All appurtenant water rights will pass to Buyer at Closing. All, if any Seller owned mineral rights will pass to Buyer at Closing.

### **General Operations**

Dryland farm with cash lease.

### **Region & Climate**

Borders Farms 2 is located in northern Lincoln County on the Eastern Plains of Colorado in an area that normally receives 14" of annual rainfall, with low humidity and almost 300 days of sunshine per year.

### **History**

The Eastern Plains of Colorado have long been the hunting grounds for Native Americans and early settlers, once tens of thousands of bison roamed these grass covered rolling hills and lush stream bottoms. The area was also grazing territory for the historic cattle drives from Texas to Montana. Most recently this area has mainly been utilized for ranching or dryland farming.

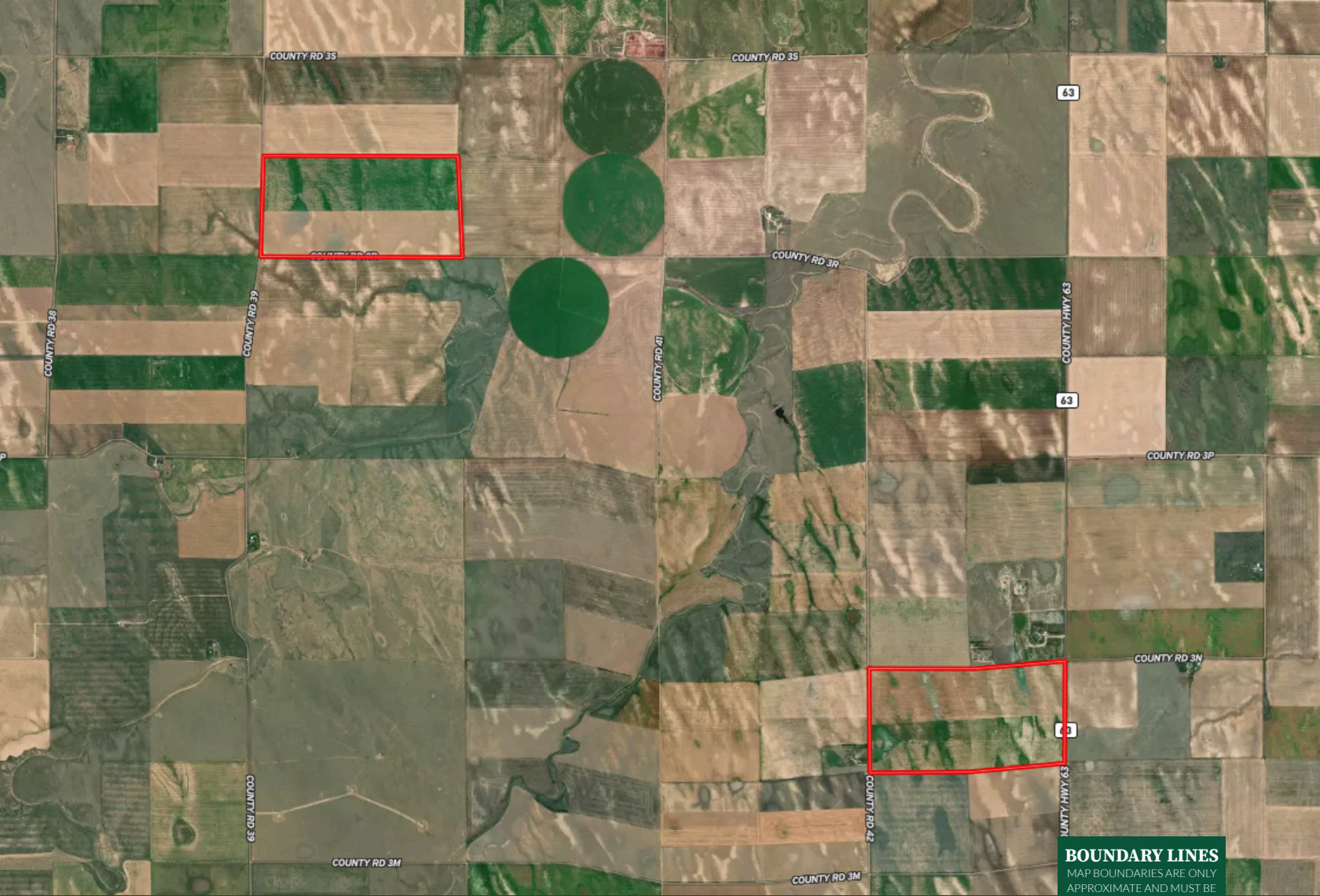
### **Location**

Borders Farms 2 is located in east central Colorado just north of I-70 near the community of Arriba and approximately 20 miles east of Limon, CO and 55 miles west of Burlington, CO. Denver and the Denver International Airport is less than a 2 hour drive from the farm and Colorado Springs is right at a 2 hour drive.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

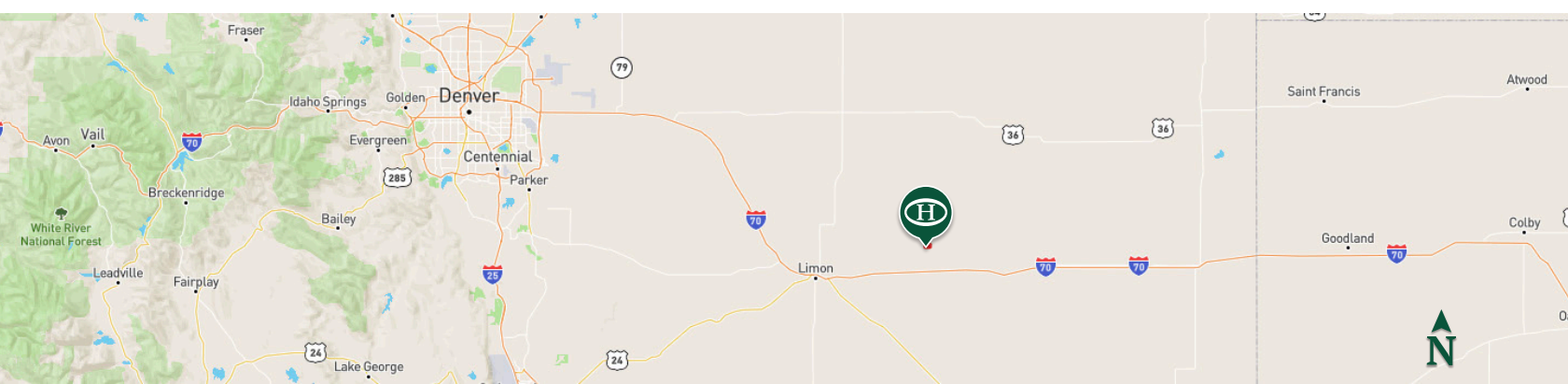






 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Rick Kusel

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