

Farm Market Business Opportunity
26020 Hwy 50
La Junta, CO 81050

\$240,000
14.360± Acres
Otero County



Farm Market Business Opportunity La Junta, CO / Otero County

SUMMARY

Address

26020 Hwy 50

City, State Zip

La Junta, CO 81050

County

Otero County

Type

Farms, Business Opportunity

Latitude / Longitude

38.003861 / -103.601252

Dwelling Square Feet

1020

Bedrooms / Bathrooms

-- / 0.5

Acreage

14.360

Price

\$240,000

Property Website

<https://greatplainslandcompany.com/detail/farm-market-business-opportunity-otero-colorado/77430/>



Farm Market Business Opportunity La Junta, CO / Otero County

PROPERTY DESCRIPTION

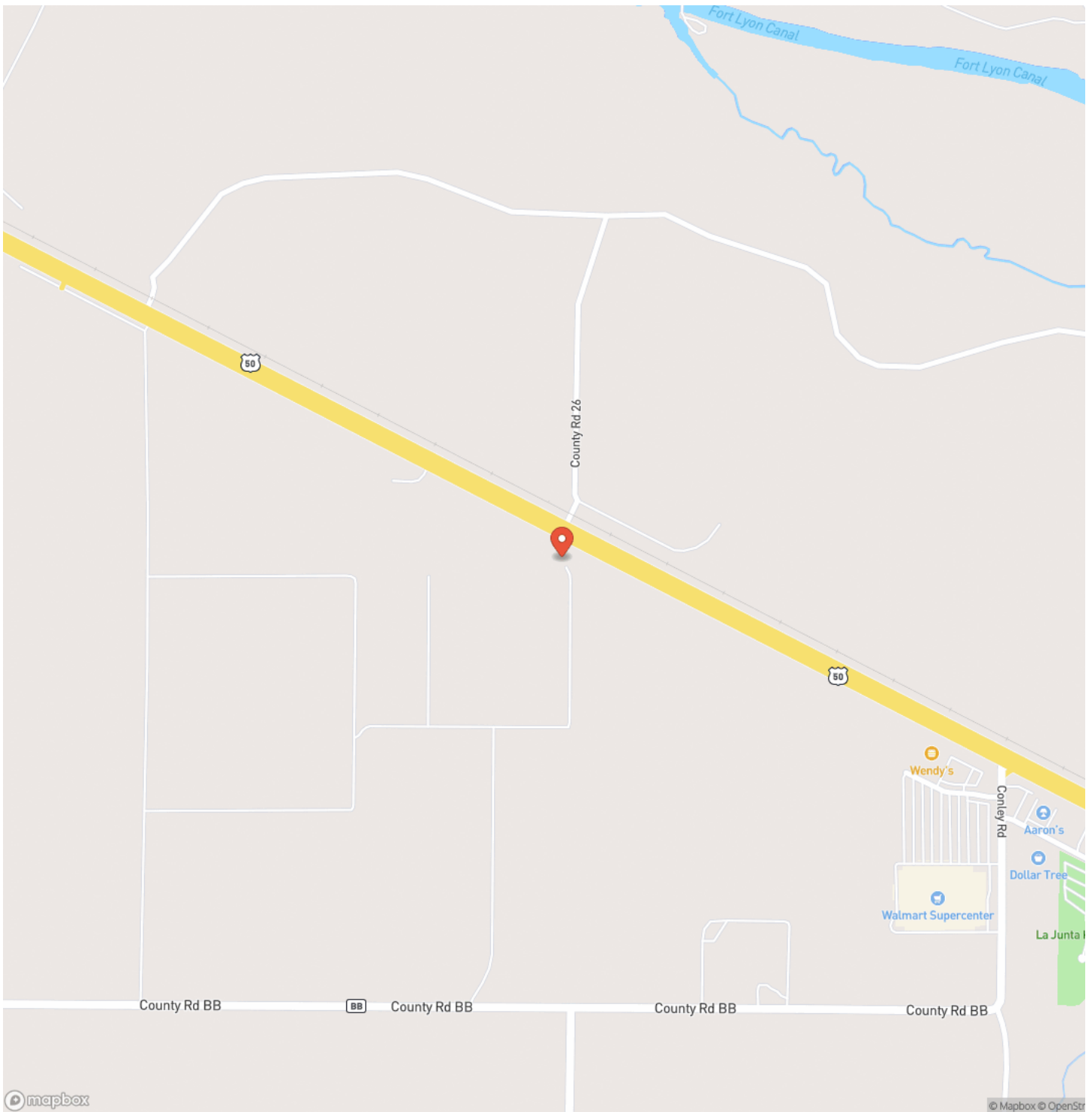
Invest in this income-producing property with high visibility off of Highway 50. Located between Swink and La Junta sits 14.36 acres of irrigated farm ground with an established 1,020-square-foot Farm Market. The Arkansas Valley is known for its rich history of locally grown produce, bringing business from near and far during the growing season. This turn-key business is ready for its next owner with all operating supplies remaining on the property. Including but not limited to; produce stands, coolers, scales, cash register, and chili roasters. The building has an additional storage room with a walk-in cooler for produce. There is a 1/2 bathroom, kitchenette/office, a furnace, and a large roll-away swamp cooler. The property has a South Swink water tap, propane tank, septic system, and electricity through Southeast Colorado Power. An irrigation well supplies the water for the flood-irrigated 11-acre +/- farm field. 21.25 square acre-feet is adjudicated to the well for the 2025 growing season augmented through AGRA. Contact the listing agent to discuss the opportunities that this property has to offer!



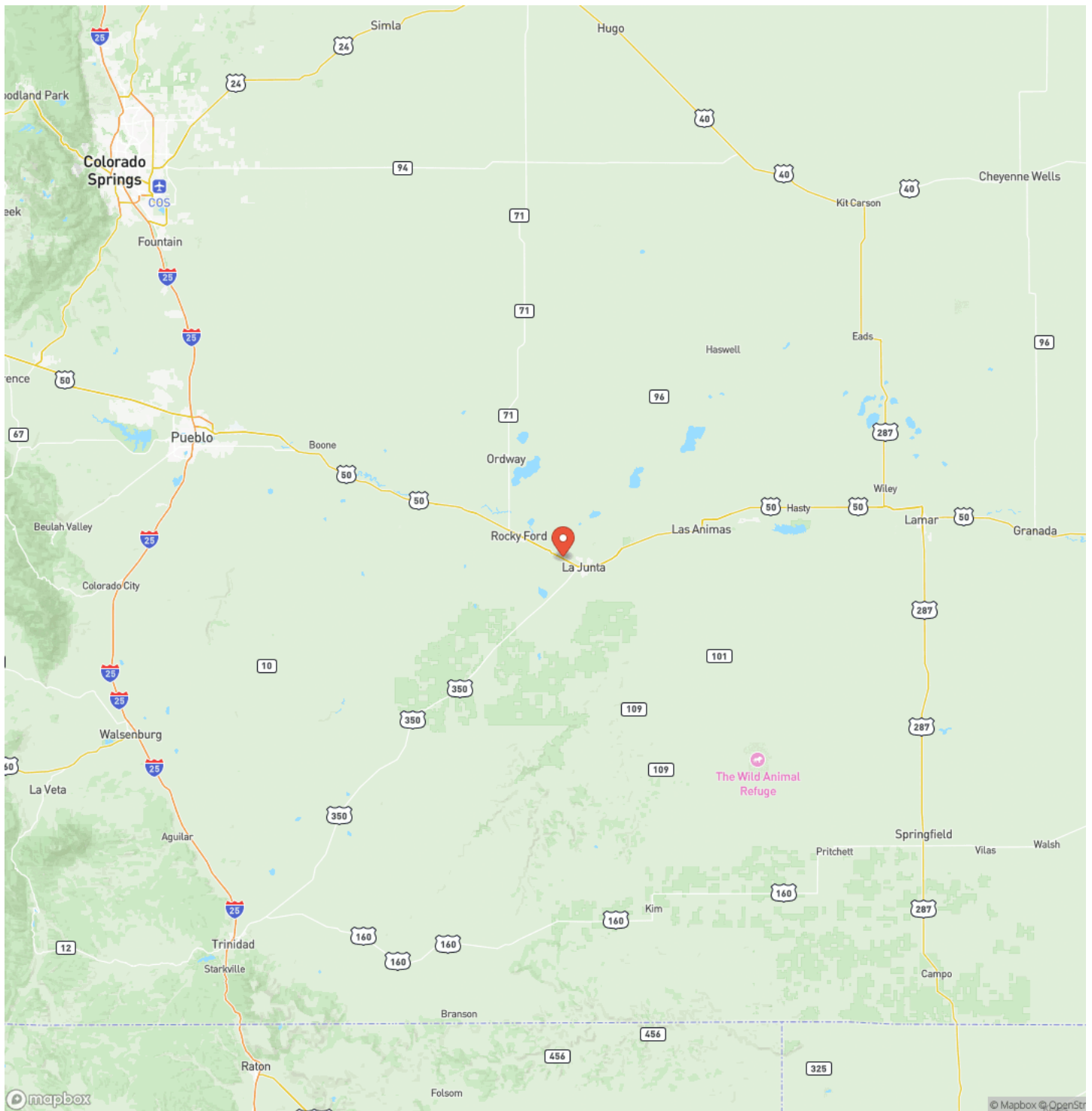
Farm Market Business Opportunity
La Junta, CO / Otero County



Locator Map



Locator Map



Satellite Map



Farm Market Business Opportunity

La Junta, CO / Otero County

LISTING REPRESENTATIVE

For more information contact:



Representative

Beth Howe

Mobile

(719) 469-3143

Email

beth@greatplains.land

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

