

Holly Homestead Farm - 40 +/- acres
Holly
Holly, CO 81047

\$119,000
40± Acres
Prowers County



Holly Homestead Farm - 40 +/- acres
Holly, CO / Prowers County

SUMMARY

Address

Holly

City, State Zip

Holly, CO 81047

County

Prowers County

Type

Farms, Ranches, Business Opportunity, Lot

Latitude / Longitude

38.080800 / -102.121100

Acreage

40

Price

\$119,000

Property Website

<https://greatplainslandcompany.com/detail/holly-homestead-farm-40-acres-prowers-colorado/48307/>



Holly Homestead Farm - 40 +/- acres Holly, CO / Prowers County

PROPERTY DESCRIPTION

Great location on this farm ground located north of Holly, CO. Perfect farm to build a homestead, not too far from town and plenty of acres for horses, and other livestock. The property consists of 40 total acres. There is currently 1 center pivot irrigation sprinkler, with 4 towers. This property is not being offered as an irrigated farm. The property located across the road to the east is keeping the water and will be sold with the water rights. This property is being offered as a dry farm, with potential for a great building spot for home and/or barns.

- 2 miles north of Holly, CO
- 74 miles west of Garden City, KS
- 237 miles from Denver, CO
- 1 Irrigation Pivot - 4 tower

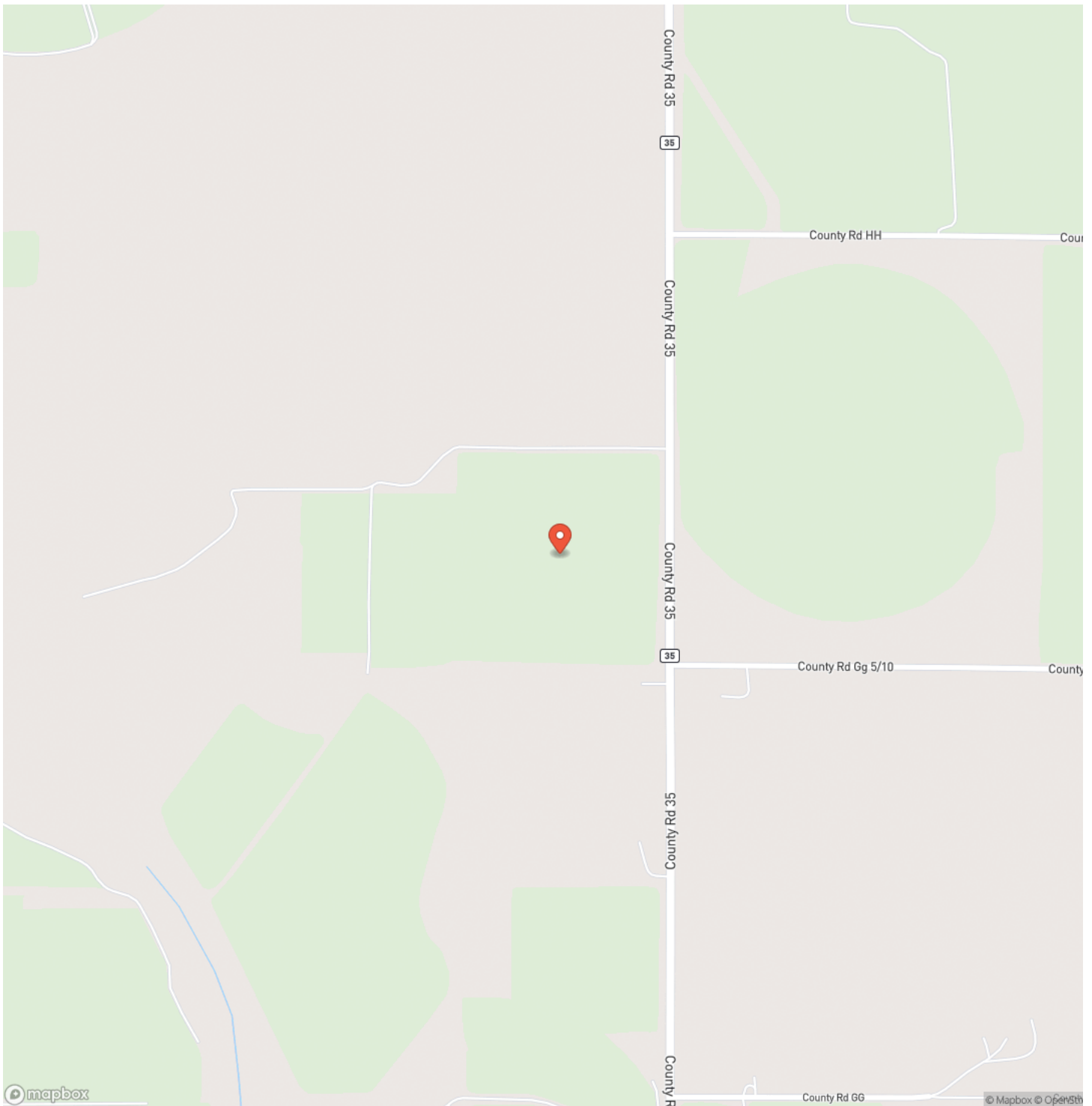
Call Sloan Smith for more information or to set up a tour [719-980-1522](tel:719-980-1522)



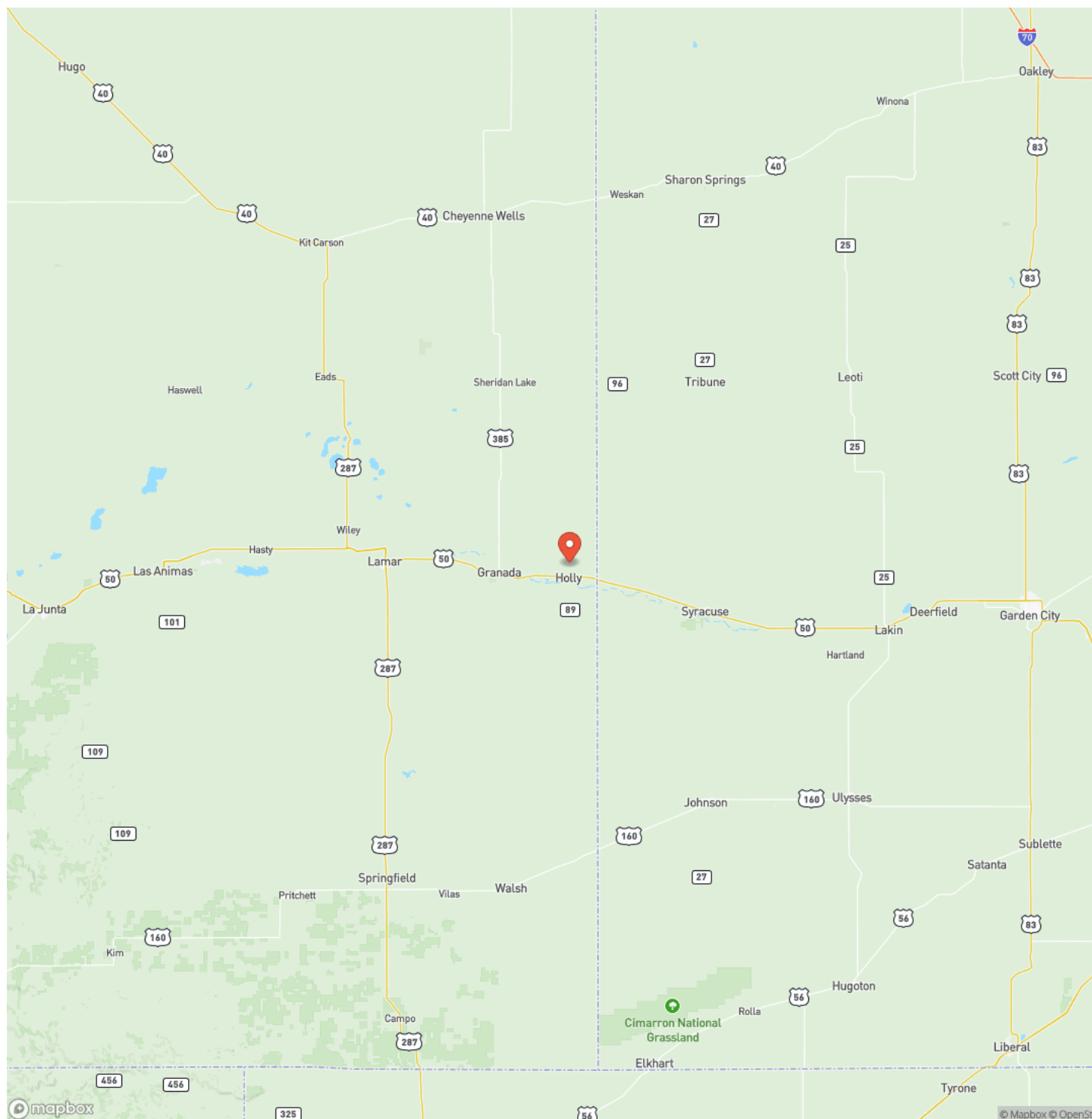
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Locator Map



Locator Map



Satellite Map



Holly Homestead Farm - 40 +/- acres
Holly, CO / Prowers County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sloan Smith

Mobile

(719) 980-1522

Email

sloan@greatplains.land

Address

501 N. Walker Ave.

City / State / Zip

Oklahoma City, OK 73102

NOTES

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MORE INFO ONLINE:

greatplainslandcompany.com

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



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 CO.

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