

Manning Rd 8.8 + Water Rights
Lot C Manning Rd.
Pueblo, CO 81006

\$305,000
8.800± Acres
Pueblo County



Manning Rd 8.8 + Water Rights

Pueblo, CO / Pueblo County

SUMMARY

Address

Lot C Manning Rd.

City, State Zip

Pueblo, CO 81006

County

Pueblo County

Type

Undeveloped Land

Latitude / Longitude

38.219801 / -104.524876

Taxes (Annually)

187

Acreage

8.800

Price

\$305,000

Property Website

<https://greatplainslandcompany.com/detail/manning-rd-8-8-water-rights-pueblo-colorado/90516/>



Manning Rd 8.8 + Water Rights Pueblo, CO / Pueblo County

PROPERTY DESCRIPTION

Exceptional agricultural property located on the highly sought-after St. Charles Mesa east of Pueblo.

This 8.8-acre parcel offers excellent farming potential and includes 9 shares of Bessemer Ditch irrigation rights, providing a reliable and valuable water source. The property is currently in agricultural use and is well-suited for continued farming, ranching, or potential future development.

With its convenient location, level terrain, and strong water rights, this property presents a rare investment opportunity in one of Pueblo County's most desirable agricultural areas. *Current appraisal on hand

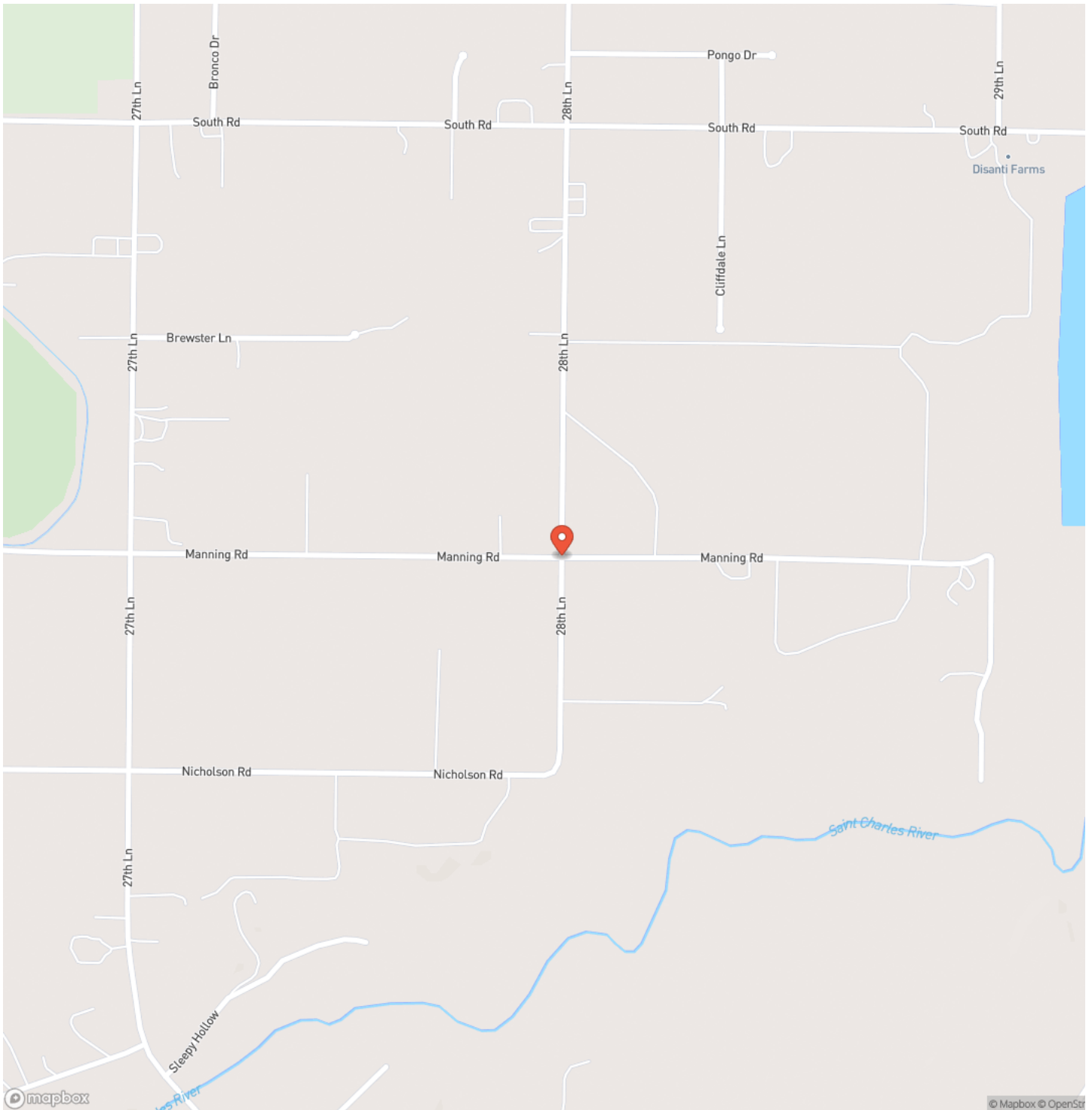
Call today for an exclusive showing!



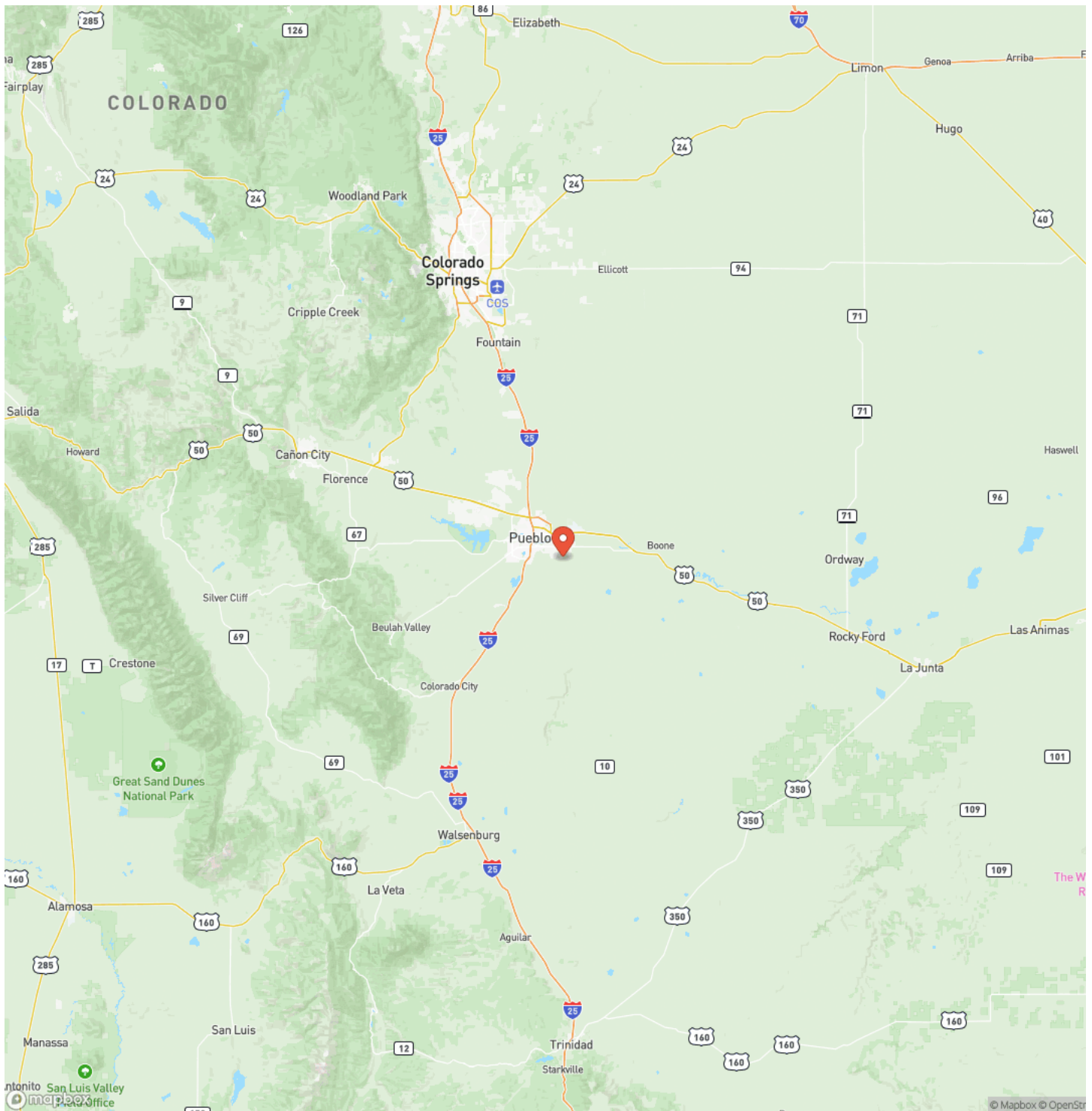
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Locator Map



Locator Map



Satellite Map



**Manning Rd 8.8 + Water Rights
Pueblo, CO / Pueblo County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@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 run across the width of the page. There are no margins, text, or other markings on the paper.

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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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.

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