

Property Details

CONTROL: Exclusive
VALUE: \$250,000
LOAN: \$0
EQUITY: \$250,000

TITLE: POSSIBLY DIVISIBLE WEED FARM
TYPE: Agricultural
HAVE: 108 Acres in Ordway, Colorado. 3 Bed, 2.5 Bath SFH, detached garage, outbuilding and former greenhouses. Best use is probably 5 Acre subdivisions for marijuana farms.
ADDRESS: 19469 County Road H, Ordway, Colorado
BENEFITS TO NEW OWNER: Free and clear. Owner will carry. Will use this to buy your property.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$3,300
NOI: \$-3,300
DEBT SERVICE: \$0
CASH FLOW: \$-3,300
CAP RATE: 0.00%



BENEFITS SOUGHT: Opportunity, including ones that require a job.

MOTIVATION: Moderate.

CAN ADD: New loan. Construction ability.

REMARKS: May be subdividable into 5 Acre parcels for grow ops.

OWNER: Kellar

COUNSELOR: Blake Allen
108 Canon Ave
Manitou Springs, Colorado, 80829
Phone: 719-685-0707
Cell: 719-684-4123
Email: blakeallenrealty@gmail.com