

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