

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

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