

OFFERING MEMORANDUM

8440 W. State Hwy 96
Pueblo, CO 81005

\$775,000

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.



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PROPERTY OVERVIEW

Single family home and expansive farming operations on 40 Acres in Pueblo County, Colorado.

This outstanding agricultural opportunity is perfect for anyone looking to expand their farming operations in southern Colorado. This ideal setting offers tremendous views in almost every direction and is conveniently located close to the City of Pueblo. The property offers the following:

A stucco 2,289 square foot single-family home built in 1997 with an asphalt composition roof along with 3 bedrooms, 3 ½ baths and a full basement. The home offers 2 kitchens on the main level and a three-car garage; as well as a laundry room with washer and dryer. There is also a jacuzzi tub on the back deck and a covered porch along the front of the home.

There is also a 2,720 square foot stucco outbuilding built in 2002 that is located just south of the single-family home. This outbuilding was previously used for offices, vegetative space for the greenhouse production and outdoor fields. This building includes several office areas along with a dry and cure room as well as 2 bathrooms. The outbuilding also offers a roll up door on both the front and the rear of the building.

A 9,600 square foot fully automated greenhouse built in 2016 is also included. This is a three-bay greenhouse. 2 of the 3 greenhouse bays are connected, but need to be re-roofed, black-out cloth and cover damaged. One of the 3 bays stands connected, but is separated by a greenhouse wall. There is a 277 / 480 Volt 3 phase diesel generator located just outside of the greenhouse in case the power ever happens to go out.

A 1,120 square foot modular building is located within the fenced outdoor farming operations on the property. This modular office/ home offers 2 bathrooms and numerous offices along with a DVR room and monitors, as well as several work areas.

There are approximately 15 acres of the 40 acres that are currently fenced with an 8-foot metal fence. This area of the farm was previously used for outdoor cannabis cultivation. There are numerous large water holding tanks onsite to feed each of the various outdoor cultivation areas on the farm.

This farm has potential and the infrastructure is in place. Property may also be leased, or lease option to purchase/Seller financing (based on Seller's approval of Buyer's creditworthiness).

Please call or email if you have any questions or if you would like to arrange for a tour of the property.

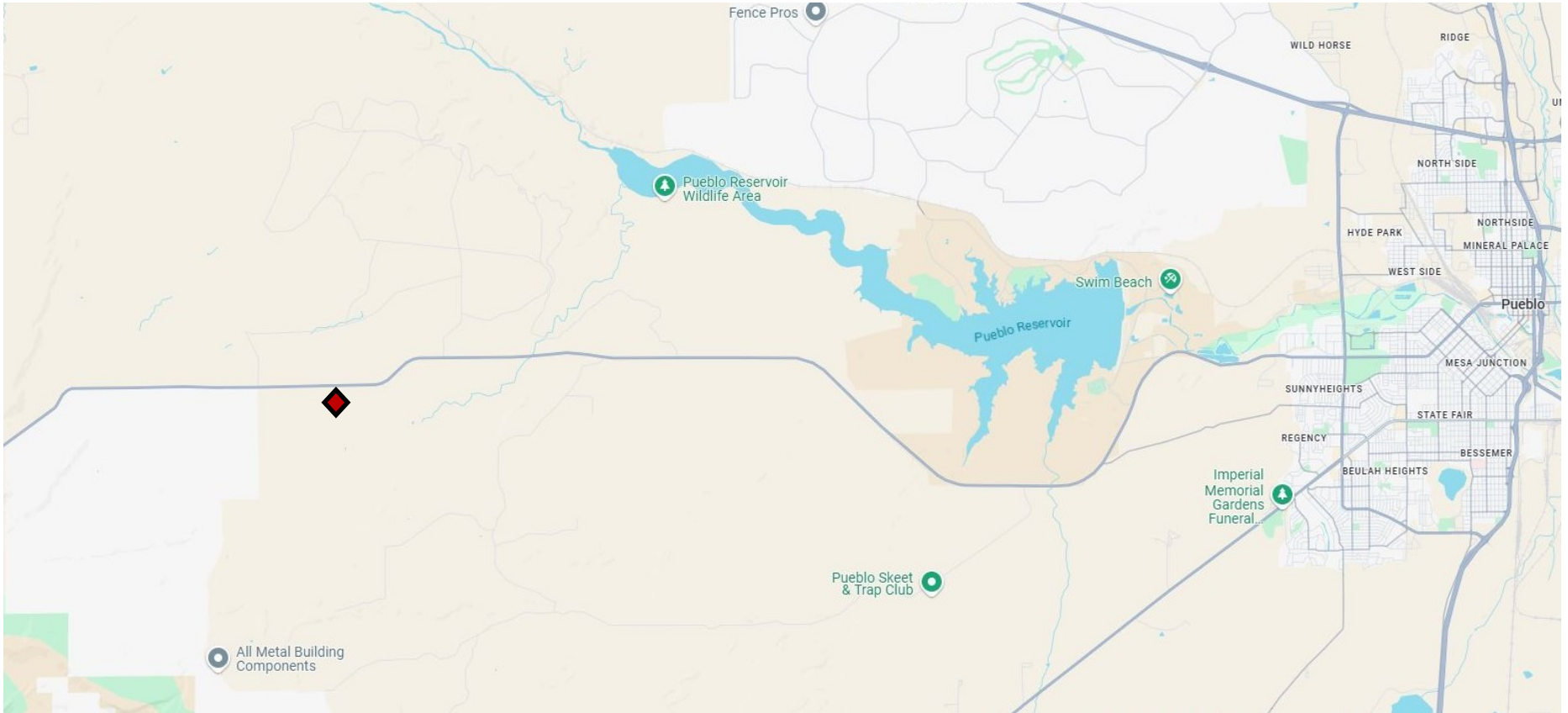
PROPERTY SOLD AS-IS, WHERE-IS, WITH ALL FAULTS.

OFFERING SUMMARY:

SALE PRICE:	\$775,000
SALE TYPE:	Owner/User or Investment
PRICE/SF:	\$49.27
TOTAL BUILDING SIZE:	15,729 sq. ft.
YEAR BUILT:	1997— 2,289 sq. ft. house 2002 — 2,720 storage building 2016—9,600 sq. ft. greenhouse 2019—1,120 sq. ft. office
LOT SIZE:	40 Acres
ZONING:	A-1

NOTE: Seller is acting in the capacity of court appointed Receiver over the assets being marketed for sale. Any sale of the receivership assets will be subject to court approval.

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PUEBLO, CO

Pueblo is a city located in Pueblo County, Colorado. It is also the county seat of Pueblo County. It is the 8th largest city in Colorado and is currently growing at a rate of 0.22%

CITY INFORMATION

CITY POPULATION (2023)	112,868
AVERAGE HOUSEHOLD INCOME:	\$56,100
MEDIAN HOUSE VALUE:	\$163,400
UNEMPLOYMENT RATE (2023):	3.5%

<https://worldpopulationreview.com/us-cities/pueblo-co-population>

<https://www.census.gov/quickfacts/pueblolocolorado>

https://www.bls.gov/eag/eag_co_pueblo_msa.htm

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