

YUMA COUNTY LAND FOR SALE

160+/- Acres

CRP & GRAVEL PIT
YUMA COUNTY, CO



535 E Chestnut, PO Box 407
Sterling, CO 80751
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For Further Information Contact:
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PROPERTY INFORMATION

LEGAL DESCRIPTION:

SOLD
SOLD
SOLD
 Parcel #1: SW1/4 of 20, T5N, R48W of the 6th P.M., Yuma County, CO.
 Parcel #2: SE1/4 of 8, T5N, R48W of the 6th P.M., Yuma County, CO.
 Parcel #3: N1/2SW1/4 & SW1/4SW1/4 of 14, T5N, R48W of the 6th P.M., Yuma County, CO.

LOCATION:

SOLD
SOLD
SOLD
 Parcel #1: From Yuma, CO: 15.5 miles N to CR 54, 2.3 miles W to CR D, 2 miles N to CR 36 to SW corner of the property.
 Parcel #2: From Yuma, CO: 15.5 miles N to CR 54, 1.3 miles W to CR E, 4 miles N to the SE corner of the property.
 Parcel #3: From Yuma, CO: 19.3 miles N to SW corner of the property.

ACREAGE:

PARCEL #1:
 159.07+/- Acres CRP
 .93+/- Acres Grass & Roads
 160.00+/- Acres Total

PARCEL #2:
 73.16+/- Acres CRP
 87.28+/- Acres Gravel Pit, Grass & Roads
 160.44+/- Acres Total

PARCEL #3:
 81.52+/- Acres CRP
 37.57+/- Acres Pasture, Trees & Roads
 119.09+/- Acres Total

LAND USE:

Conservation Reserve Program, Gravel Pit & Hunting

FSA INFORMATION:

SOLD
SOLD
SOLD
 Parcel #1: CRP contract for 159.07 acres w/annual payment of \$7,207 @ \$45.31 per acre. Contract expires 09-30-2023.
 Parcel #2: CRP contract for 73.16 acres w/annual payment of \$3,925 at \$53.65 per acre. Contract expires 09-30-2026.
 Parcel #3: CRP contract for 81.52 acres w/annual payment of \$4,297 at \$52.71 per acre. Contract expires 09-30-2026.

TAXES:

Parcel #1: 2018 real estate taxes paid in 2019: \$420.28—**SOLD**
 Parcel #2: 2018 real estate taxes paid in 2019: \$294.70
 Parcel #3: 2018 real estate taxes paid in 2019: \$273.86—**SOLD**

MINERAL RIGHTS:

Seller reserving all owned mineral rights.

POSSESSION:

Possession upon closing.

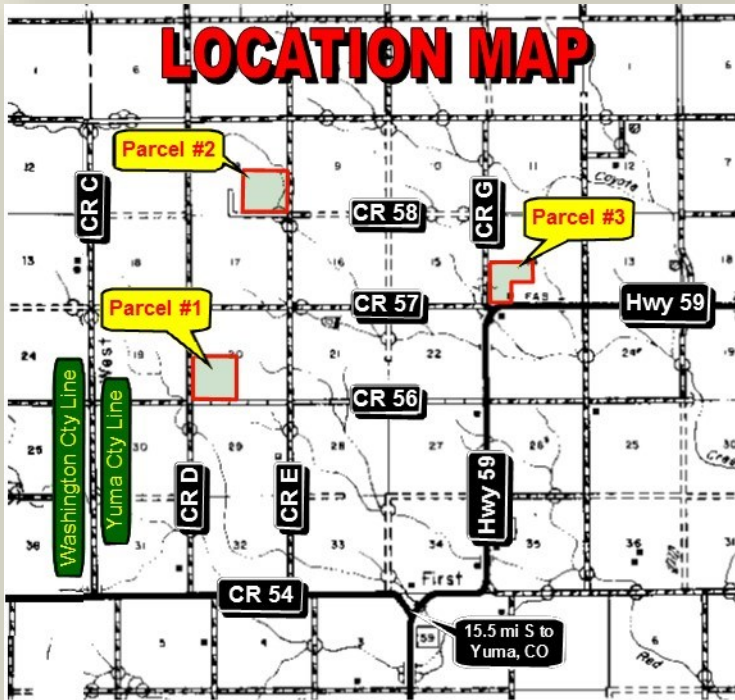
ASKING PRICE:

Parcel #1: \$190,000—**SOLD**
 Parcel #2: \$110,000
 Parcel #3: \$136,000—**SOLD**

TERMS:

Good Funds upon closing.

PROPERTY PHOTOS | MAPS



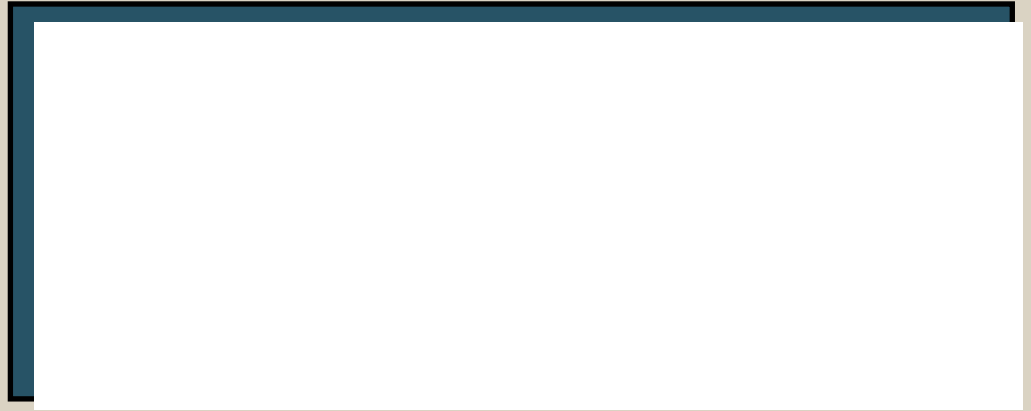
NOTICE TO PROSPECTIVE BUYER

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