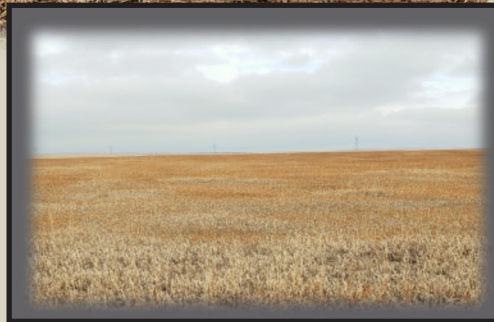


WELD COUNTY LAND FOR SALE

DRYLAND & CRP
WELD COUNTY, CO

953+/- Acres
Listing #192044



535 E Chestnut, PO Box 407
Sterling, CO 80751
970-522-7770
1-800-748-2589



RECK AGRI
REALTY & AUCTION

For Further Information Contact:
Ben Gardiner, Broker Associate or Marc Reck, Broker

bgardiner@reckagri.com
Visit: www.reckagri.com





PROPERTY INFORMATION

OVERVIEW: Productive dryland and CRP offered in 3 parcels in Weld County, CO northeast of Briggsdale

LEGAL DESCRIPTION:

Parcel #1: W1/2 Section 14 T8N R61W
Parcel #2: SW1/4 Section 27; SE1/4 Section 28 T9N R61W
Parcel #3: N1/2 Section 3 T8N R61W
All in Weld County, Colorado

LOCATION:

Properties are located approximately 6-9 miles east of Briggsdale, and 1-5 miles north of Highway 14.

ACREAGES:

	<u>Parcel #1</u>	<u>Parcel #2</u>	<u>Parcel #3</u>
Dryland	315.92		279.10
CRP		314.70	
Grass/Roads	6.41	1.30	35.90
TOTAL	322.33	316.00	315.00

LAND TENURE:

Certified Organic dry cropland – Parcels #1 and #3.
Conservation Reserve Program (CRP) – Parcel #2.

FSA INFORMATION:

Parcel #1: 315.9 acres wheat base w/25 bu PLC yield.
Parcel #2: 314.7 acres enrolled in CRP w/annual payment of \$11,974 (\$38.05/ac), expiring 9/30/20.
Parcel #3: 279.1 acres wheat base w/25 bu PLC yield.

TAXES:

Parcel #1: 2019 real estate taxes payable in 2020 are: \$640.58
Parcel #2: 2019 real estate taxes payable in 2020 are: \$614.50
Parcel #3: 2019 real estate taxes payable in 2020 are: \$651.70

MINERAL RIGHTS:

None; all mineral rights reserved by Seller(s).

GROWING CROPS:

Parcel #1: 151.9+/- acres of wheat
Parcel #3: 112.2+/- acres of wheat

POSSESSION:

Immediate possession of CRP (2020 payment to be negotiated). Possession of dryland depends on time of year property sells.

ASKING PRICE:

Parcel #1 \$242,500
Parcel #2 \$209,000
Parcel #3 \$212,000

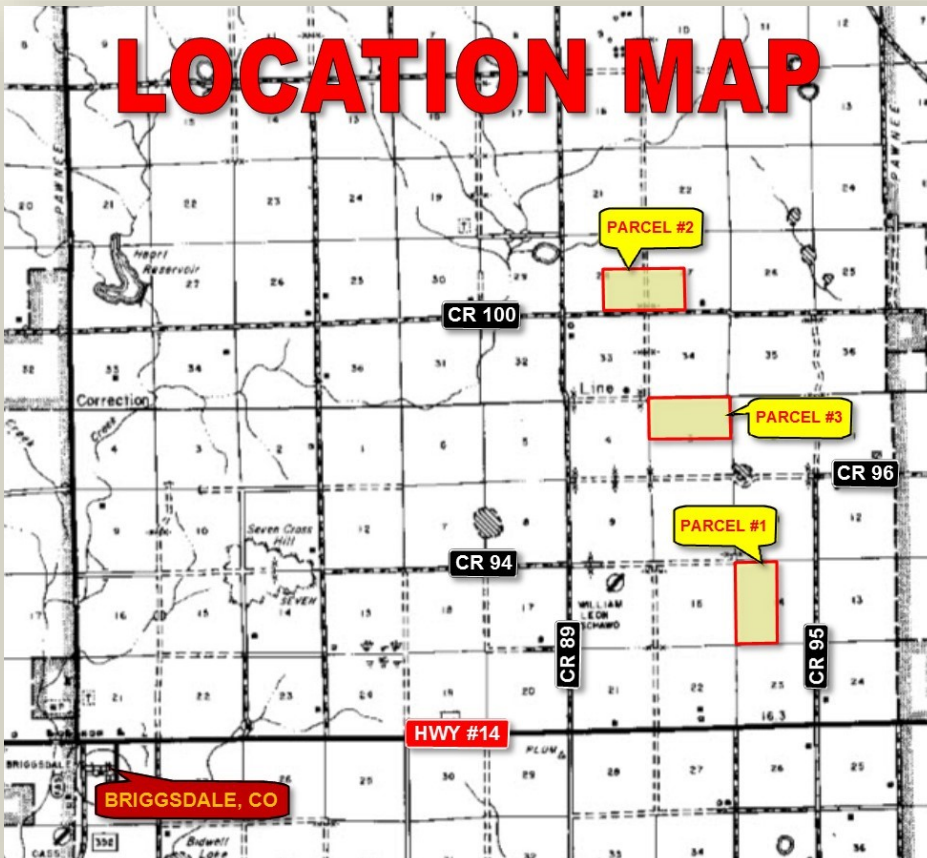
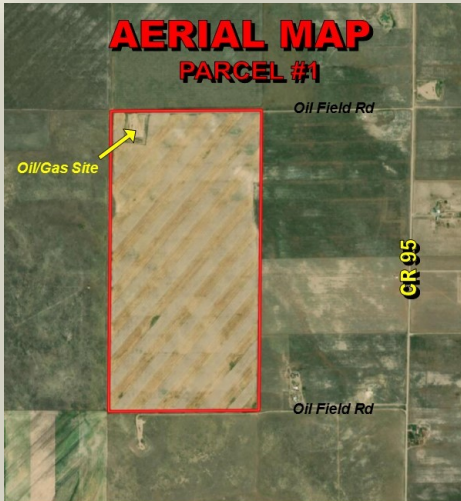
TERMS:

Good funds upon closing.

COMMENTS:

Conservation Easements are in place on Parcels #2 and #3.

PROPERTY PHOTOS | MAPS



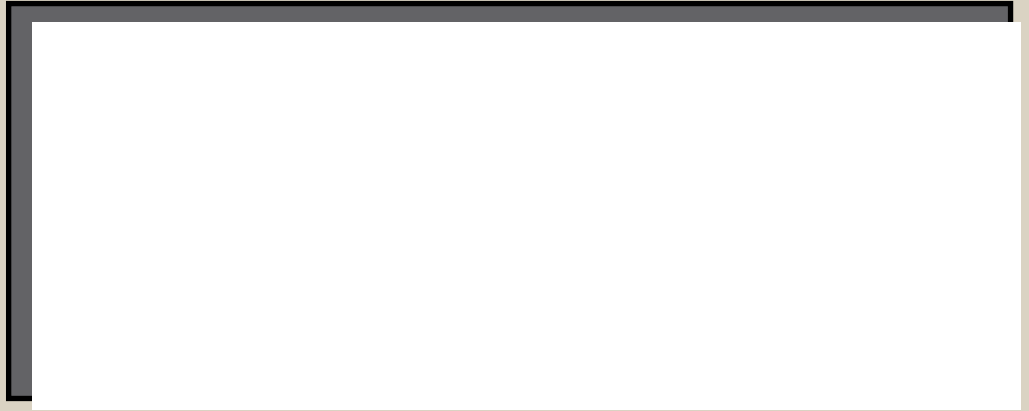
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