

LAND FOR SALE >

BEATRICE HARWIG

CHEYENNE COUNTY, CO >> 1,337.8± TOTAL ACRES



Listing #192065

PASTURE // IMPROVEMENTS // CRP



For More Information, Contact:

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PROPERTY INFORMATION

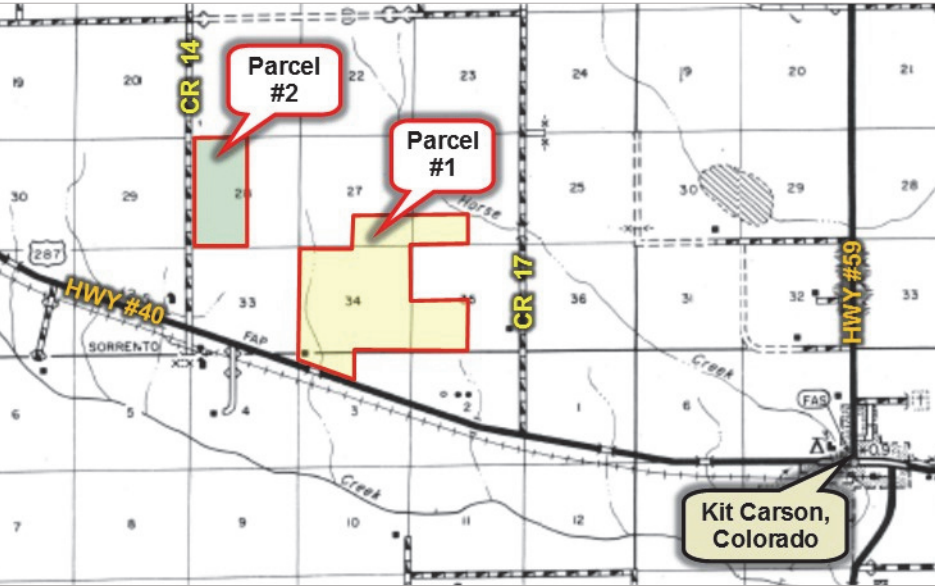
OVERVIEW:	Parcel #1 of the Harwig property is pasture with supporting improvements located 5 miles north-west of Kit Carson, CO. Excellent opportunity to expand an existing operation and/or for individuals with a smaller herd size. Parcel #2 of the Harwig property is expiring CRP, is located 6 miles northwest, 1/2 mile north of Kit Carson, CO, and maybe converted to pasture or broken to farm.
ADDRESS:	Parcel #1: 15011 Hwy 40, Kit Carson, CO 80825 Parcel #2: Vacant land – no address
LEGAL DESCRIPTION:	Parcel #1: All of 34, SW1/4 of 35, S1/2SW1/4 of 26, S1/2SE1/4 of 27, All in T14S, R49W & that part of the NW1/4 and the NE1/4 of 3 lying N of the Hwy #40 R/O/W, T15S, R49W. Parcel #2: W1/2 of 28, T14S, R49W.
ACREAGE:	Parcel #1: 1,018.8+/- Acres pasture & improvements Parcel #2: 318.9+/- Acres CRP <u>1.1</u> +/- Acres Roads 320.0+/- Acres Total
LAND TENURE:	Parcel #1: Pasture is divided into 5 larger pastures with 3 smaller pastures surrounding the improvement site. Majority of the fence is 4 wire with 3 steel - wood post combination. Solar powered well provides water to 5 rubber tire tanks in pasture via pipeline and also provides water to the improvements. Parcel #2: Level terrain currently enrolled in CRP program with the contract to expire in 10/2020. Buyer to receive the 2020 payment.
ESTIMATED TAXES:	Parcel #1: \$2,423.14 Parcel #2: \$693.90
IMPROVEMENTS:	Parcel #1; Main home is 1,095+/- sq ft, 3 bedroom, 1 bath home w/basement. Shop is 5,400+/- sq ft with the middle portion being insulated w/cement floor, north portion not insulated but has cement floor, south portion is open facing to the south for livestock protection. Building is well built with steel construction. Other out buildings are older and used for storage. Call listing office for items to be excluded from the sale.
POSSESSION:	Subject to existing lease. Possession 90 days after tenant is served lease termination.
MINERAL RIGHTS:	Seller to reserve 50% of OWNED mineral rights for 15 years or so long as production occurs.
ASKING PRICE:	Parcel #1: \$645,000 Parcel #2: \$220,000
TERMS:	Good Funds upon closing.

NOTICE TO PROSPECTIVE BUYER

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker.

MAPS + PHOTOS

LOCATION MAP:



AERIAL MAP:



Shop



Shop - Insulated w/steel construction



Home



3 steel - 1 wood post - 4 wire fence



Braced gate openings

Maps are for general location purposes only and are not to be construed as a survey of the property.





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