

LAND FOR SALE >

KISER CRP & PASTURE

YUMA COUNTY, CO >> 615.25± TOTAL ACRES



Listing #202129

PASTURE // CONSERVATION RESERVE PROGRAM (CRP) // OFFERED IN TWO PARCELS



For More Information, Contact:

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PROPERTY DETAILS

OVERVIEW:

Two parcels of Yuma County, CO land 7± mi northwest of Vernon offering a combination of CRP & pasture. Great investment opportunity with several years remaining on CRP contracts and all mid-contract management practices complete!

LEGAL DESCRIPTION:

Parcel #1 - W1/2 of Section 3 T1S, R45W, Yuma County, CO
Parcel #2 - W1/2 of Section 9 T1S, R45W, Yuma County, CO

ACREAGE:**Parcel #1**

73.38± Acres CRP
221.87± Acres Pasture
295.25± Acres Total

Parcel #2

200.04± Acres CRP
119.96± Acres Pasture
320.00± Acres Total

FSA INFORMATION:

Parcel #1 - 14.54 ac Wheat base w/ 34 bu PLC yield; 8.63 ac Corn base w/ 30 bu PLC yield.
Parcel #2 - 8.10 ac Wheat base w/ 34 bu PLC yield; 13.82 ac Corn base w/ 30 bu PLC yield.

STOCK WELLS:

Parcel #1 - None
Parcel #2 - Permit #19098-A - drilled in 2018 to a depth of 354'

MINERAL RIGHTS:

Seller to convey all OWNED mineral rights (believed to be minimal or none).

CRP:

Parcel #1 - Contract #11019D - 17.78 ac @ \$36.88/ac (\$656/yr), exp. 2025; Contract #10208D - 43.44 ac @ \$54.67/ac (\$2,375/yr), exp. 2023; Contract #11106C - 12.16 ac @ \$46.24 (\$562/yr), exp. 2026. TOTAL \$3,593/yr.
Parcel #2 - Contract #11004C - 200.04 ac @ \$51.44/ac (\$10,290/yr), exp. 2024.

POSSESSION:

Seller to retain all October 2020 CRP payments; Buyer(s) to receive all October 2021 and thereafter payments.

R/E TAXES:

Seller to pay all of 2020 R/E taxes due in 2021; Buyer(s) to pay 2021 R/E taxes and thereafter. Estimated 2020 taxes: **Parcel #1** - \$255.92 // **Parcel #2** - \$491.48

ASKING PRICE:

Parcel #1 - \$215,000 // **Parcel #2** - \$310,000

TERMS:

Good funds at closing.

NOTICE TO PROSPECTIVE BUYER

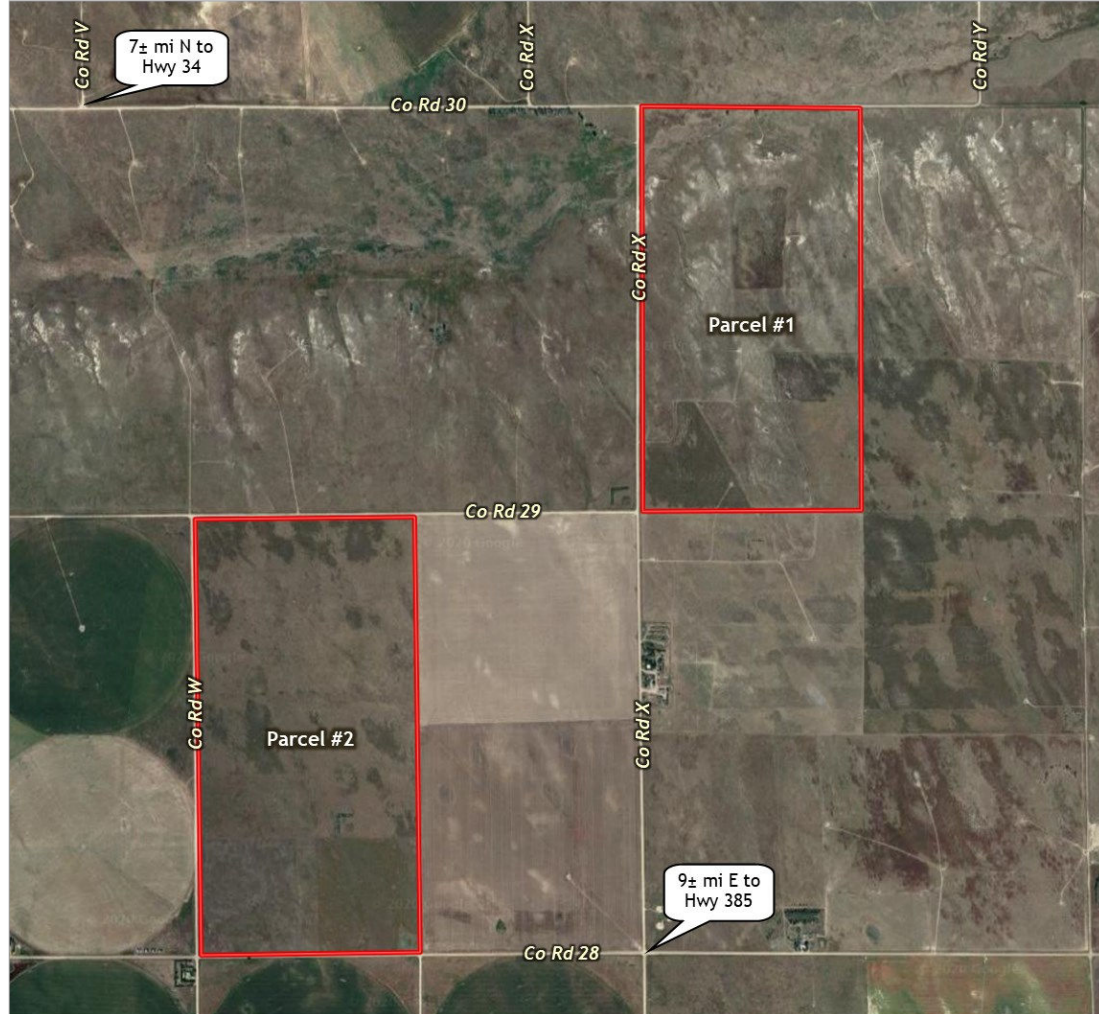
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PROPERTY MAPS + PHOTOS

LOCATION MAP:



AERIAL MAP:





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