

LAND FOR SALE >

# PARSONS DRYLAND

LOGAN COUNTY, CO >> 180± TOTAL ACRES



Listing #202137

DRY CROPLAND // PASTURE ALONG DRY CREEK BED



For More Information, Contact:

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# PROPERTY DETAILS

**OVERVIEW:**

Diversified quarter less than 4± mi SE of Fleming, CO, just two miles S of Hwy 6 along Co Rds 83 & 30. Mix of dryland and native grass along dry creek bed. Subject to farm lease for 2021.

**LEGAL DESCRIPTION:**

NW1/4 of Section 25, Township 8 North, Range 49 West of the 6th P.M., Logan County, CO.

**ACREAGE:**

136.8± Acres Dryland  
43.2± Acres Grass/Pasture  
180.0± Acres Total

**LAND TENURE:**

Gently rolling dry cropland with pasture along dry creek bed and southern ridge.

**FSA INFORMATION:**

65.6 acres of Wheat Base w/ 39 bu PLC yield.

**GROWING CROPS:**

60.9± acres of planted wheat; buyer to receive landlord (1/3) share upon harvest in 2021.

**MINERAL RIGHTS:**

Seller to convey all OWNED mineral rights to Buyer(s).

**POSSESSION:**

Possession of pasture and land in stubble upon closing; possession of wheat acres upon harvest in 2021.

**R/E TAXES:**

2019 R/E Taxes paid were \$439.86.

**ASKING PRICE:**

\$155,000

**TERMS:**

Good funds at closing. All terms above are subject to change and/or negotiable depending on the time of year property sells.



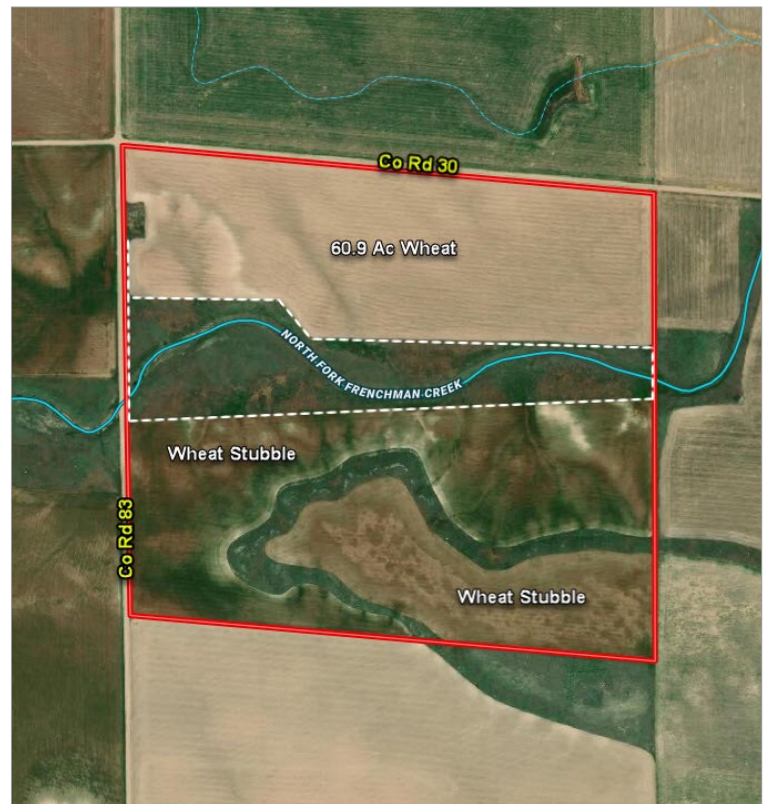


# PROPERTY MAPS

**LOCATION MAP:**



**AERIAL MAP:**



## **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. The property is 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.





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