

LAND FOR SALE >

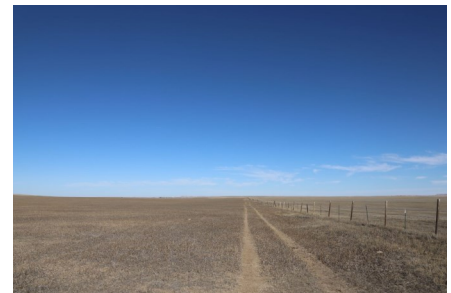
# GROVER CRP

WELD COUNTY, CO >> 296± TOTAL ACRES



Listing #202143

## CONSERVATION RESERVE PROGRAM



### For More Information, Contact:

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# PROPERTY DETAILS

**OVERVIEW:** Half-section of CRP located 5± mi south of Grover, CO along WCR 110. Perimeter is mostly fenced - could be re-enrolled in CRP, farmed or hayed/grazed upon expiration of current CRP contracts. An opportunity to invest and earn a reliable rate of return with low taxes!

**LEGAL DESCRIPTION:** E1/2 of Section 33, Township 10 North, Range 61 West of the 6th P.M., Weld County, CO.

**ACREAGE:**  
270.47± Acres CRP  
25.77± Acres Grass/Roads  
296.24± Acres Total

**LAND TENURE:** Gently rolling to undulating dry cropland enrolled in CRP. A Conservation Easement protects the agricultural use of the property and allows for a 2-acre building envelope.

**CRP INFORMATION:** CRP Contract #10339A w/ annual payment of \$5,360 (\$35.46/acre), expires 9/30/2022; CRP Contract #10128A w/ annual payment of \$4,053 (\$33.97/acre), expires 9/30/2021. Total annual payments of \$9,413.

**WATER RIGHTS:** Old well (Permit #309007); well has not been used in a number of years.

**MINERAL RIGHTS:** Seller to convey all OWNED mineral rights; believed to be previously reserved.

**POSSESSION:** Upon closing.

**R/E TAXES:** 2019 R/E Taxes were: \$322.68; Seller to pay all of the 2020 R/E Taxes.

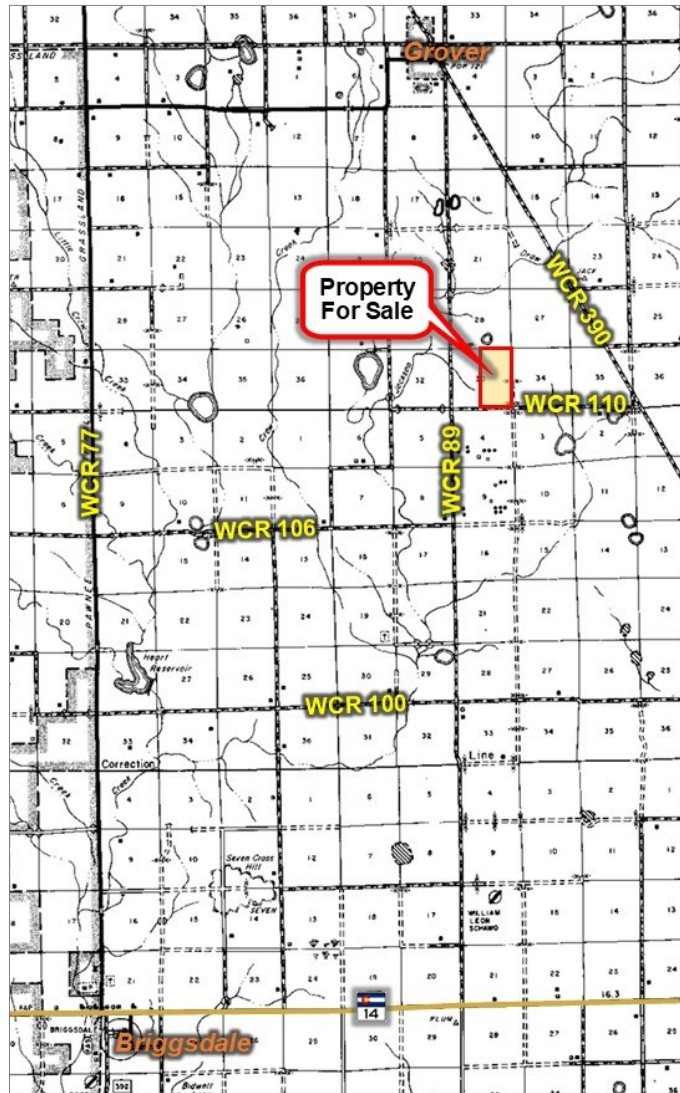
**ASKING PRICE:** \$175,000

**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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