

FOR SALE >

J&B WHITNEY FARM & RANCH

MORGAN COUNTY, CO | 2,739± ACRES



2,739± TOTAL ACRES // IRRIGATED FARM & FEEDLOT / RANCH



For More Information, Contact:

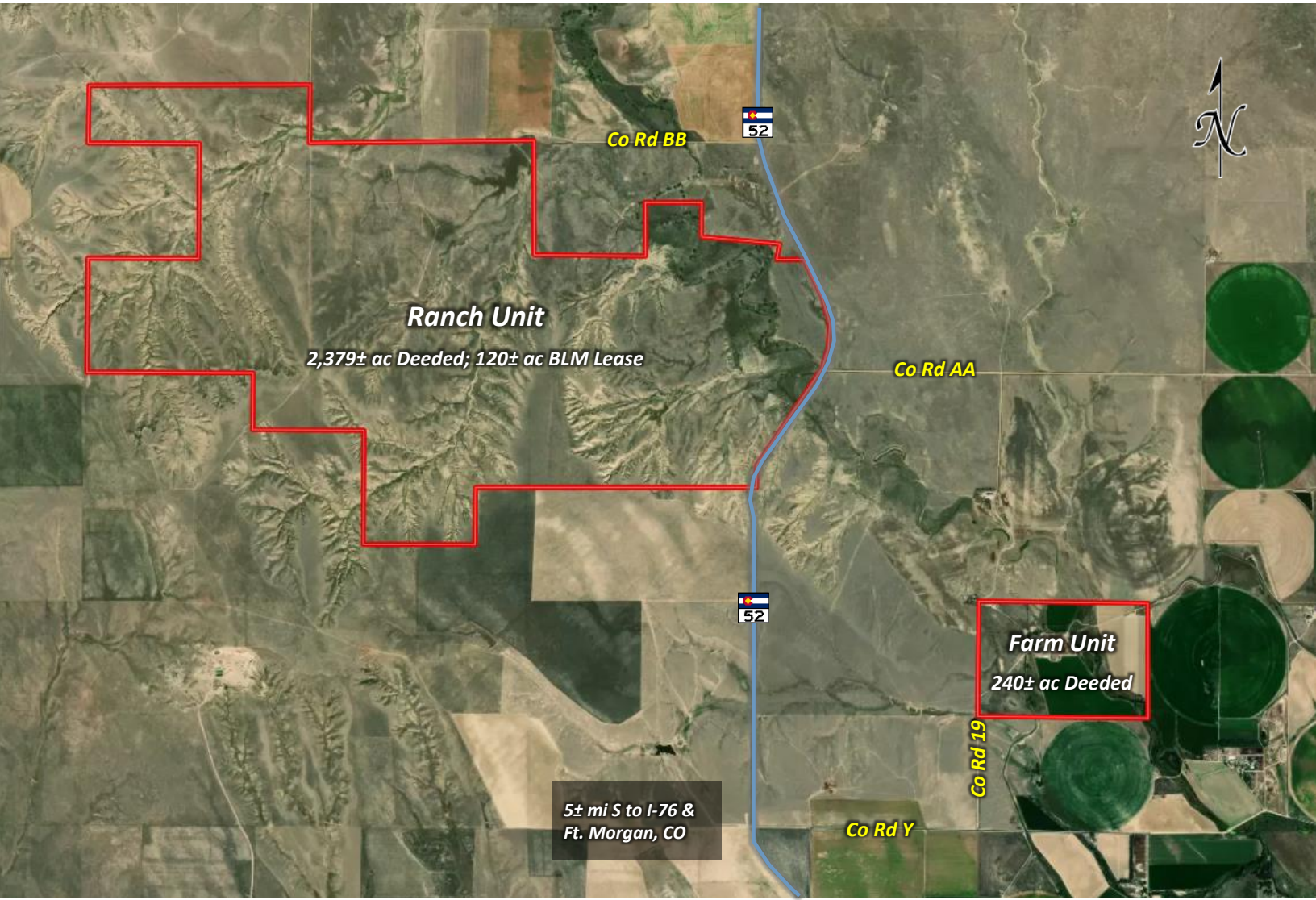


Ben Gardiner, Broker Associate
bgardiner@reckagri.com



Marc Reck, Broker
marcreck@reckagri.com

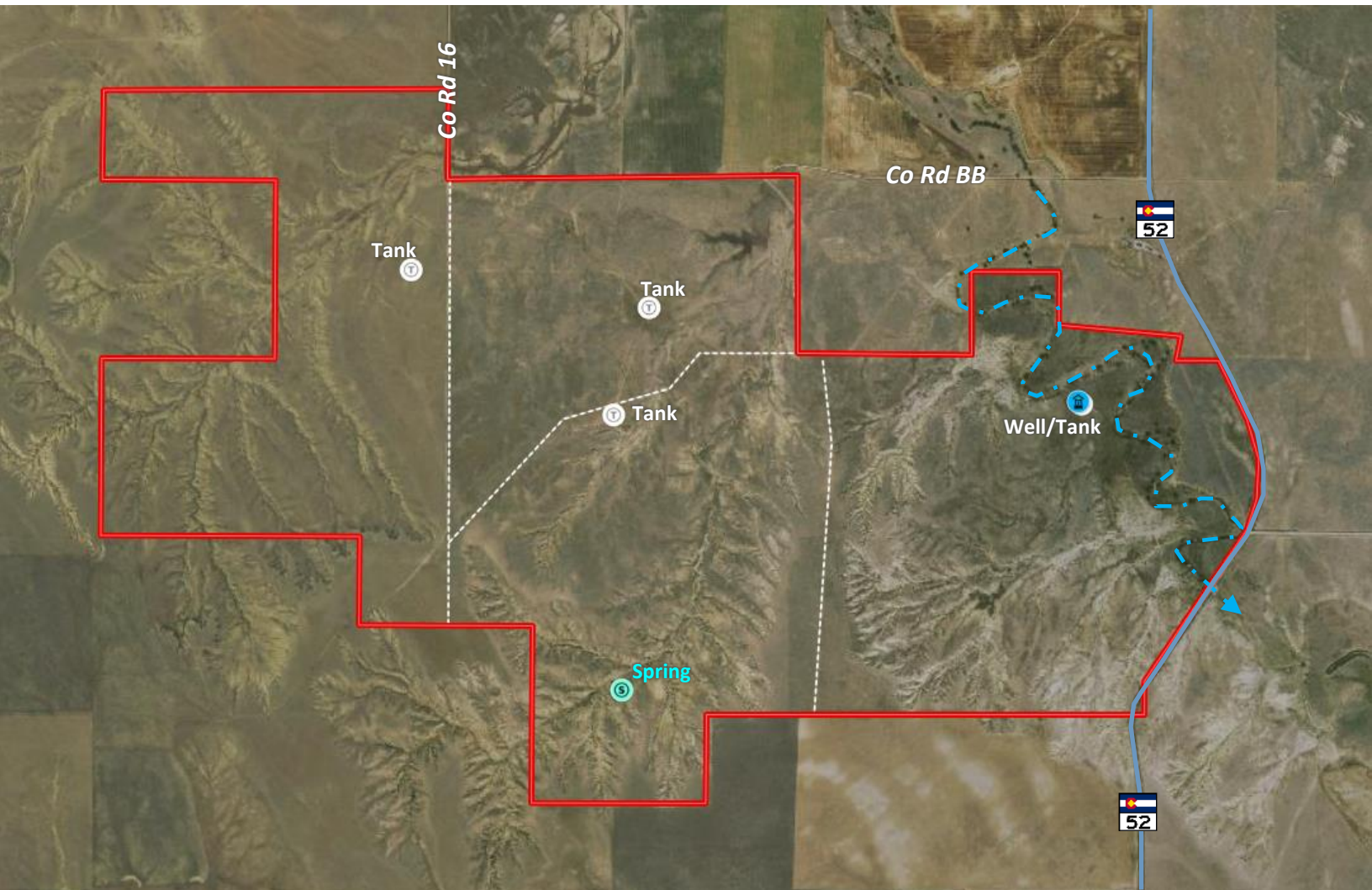
LOCATION MAP



PHOTOS



RANCH UNIT



Ranch Unit

Overview: Large tract of native grass north of Ft. Morgan, CO. Areas along Wildcat Creek have cottonwood trees. Diverse topography with several miles of new fence.

Legal Description: Portions of Sections 19 and 30, west of Hwy 52 in Township 5 North, Range 57 West; Portions of Sections 15, 22, 23, 24, 25, 26, 27 in Township 5 North, Range 58 West of the 6th P.M. in Morgan County, CO.

Acreage: 2,379± ac deeded pasture; plus 120± ac BLM lease.

Stock Water/ Fencing: 1 stock well piped to four stock tanks; several miles of new barbed wire fencing—cross fenced into four pastures.

Mineral Rights: Seller to reserve an undivided 50% of OWNED mineral rights for 10 years.

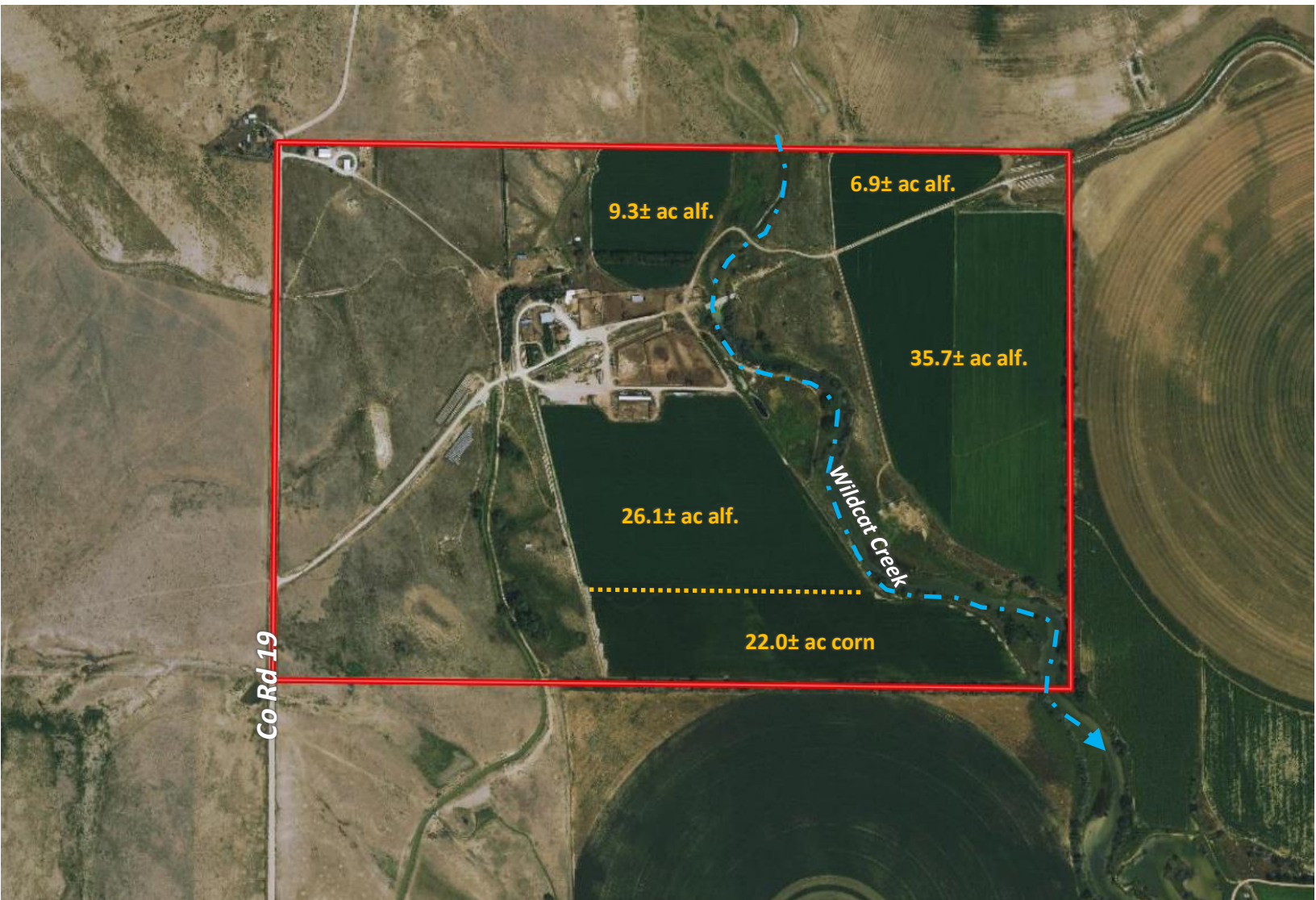
Possession: To be negotiated depending on time of year property sells.

R/E Taxes: \$5,449 (2021); 2022 taxes to be negotiated depending on time of year property sells.

Comments: Ranch Unit cannot be purchased separate from the Farm Unit.



FARM UNIT



Farm Unit

Overview: Irrigated farm with live water along Wildcat Creek. Improvements include 2 homes, 900± head feedlot and other support buildings. Unique farm and feedlot combination with excellent hunting opportunities!

Legal Description: NW1/4 & W1/2NE1/4 Section 32, Township 5 North, Range 57 West of the 6th P.M. in Morgan County, CO

Acreage: 240± total acres; 100± ac flood irrigated; 120± acres creek bottom/grass; 20.0± acres site.

FSA Information: 84.6 acres of corn base with 182 bu PLC yield.

Water Rights: 90 District Acres in Riverside Irrigation District.

Mineral Rights: Seller to reserve an undivided 50% of OWNED mineral rights for 10 years.

Growing Crops: 74± ac of irrigated alfalfa hay; 22± ac of irrigated corn. Crops to be negotiated depending on time of year property sells.

Possession: To be negotiated depending on time of year property sells.

R/E Taxes: \$5,449 (2021); 2022 taxes to be negotiated depending on time of year property sells.

Improvements: Two dwellings, shops, calving barn, 900± head feedlot, several livestock sheds & areas for silage and commodity storage.

Comments: Farm Unit is available separately from the Ranch Unit. Call listing office for price.





535 E Chestnut St // PO Box 407 // Sterling, CO // 970.522.7770

reckagri.com

PO Box 407 // Sterling, CO 80751
ADDRESS SERVICE REQUESTED

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*for complete property
information*

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