

Watson Dryland

318± ACRES | WASHINGTON COUNTY, CO

New Listing

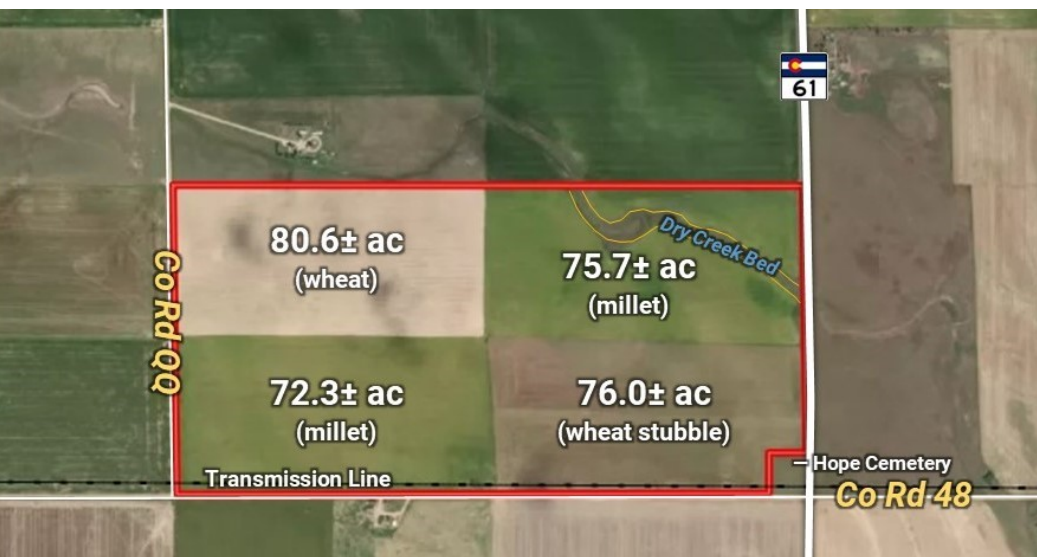


Overview: Productive dryland half-section north of Otis, CO along CO Highway 61. There are a total of 304.9± tillable acres with 80.6± acres planted to wheat. Subject to current crop-share farm lease - buyer to receive landlord's 1/3 share. Tenant plans to plant millet for 2023 as well.

QUICK FACTS:

- 318.0± total acres
- 304.9± tillable acres
- Washington County, CO
- Located 8± mi north of Otis, CO
- Subject to farm lease; buyer to receive landlord's 1/3 share of crops in 2023 (wheat/millet)
- **FSA Crop Base:** 165.2 ac wheat @ 33 bu; 3.2 ac sunflowers @ 582#
- **R/E Taxes:** \$965.30 (2022)
- **LEGAL:** S1/2 Section 33, ex. a tract, T4N-R50W
- Seller to convey all OWNED mineral rights

Asking Price \$500,000



Office: 970.522.7770 | Toll Free: 800.748.2589 | reckagri.com



For More Information, Contact:

Ben Gardiner, Broker Assoc.
bgardiner@reckagri.com

Marc Reck, Broker
marcreck@reckagri.com