

Condon SW Pasture

LOGAN COUNTY, COLORADO

UPDATED



1,287±
Total Acres

80 - 85± Pairs
or
130 - 160± Yearlings

Fenced Pasture
1 Livestock Well



Office: 970.522.7770 | Toll Free: 800.748.2589



For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Condon SW Pasture Terms

OVERVIEW: The Condon Ranch is being offered for sale in 5 parcels of varying sizes, including this Condon SW Pasture. If you're looking for pasture which historically runs 80 - 85± cow/calf pairs or 130 - 160± yearlings, consider the Condon SW Pasture. Easily accessible via I-76/Proctor Exit in Logan County, CO. Located 19± mi NE of Sterling, CO or 6± mi SW of Fleming, CO. Nearby cattle markets in Sterling, CO and Ogallala, NE. Custom feedlot within 5 ± mi. Excellent grazing conditions with recent precipitation. Low real estate taxes @ \$.52/acre. If additional pasture is needed, the Condon West and East Pastures are currently available to add.

POSSESSION: Possession of pasture upon closing; available for 2023 grazing season.

REAL ESTATE TAXES: 2023 real estate taxes due in 2024, to be paid by Buyer(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

MINERALS: No mineral rights to be conveyed; all previously reserved.

WATER RIGHTS & EQUIPMENT: Seller to convey any water rights, water wells and equipment, and well permits appurtenant to the property.

ACREAGES: All stated acreages are approximate and are obtained from County Assessor records. No warranty is expressed or implied as to exact acreages of property.

TERMS: Good funds at closing.

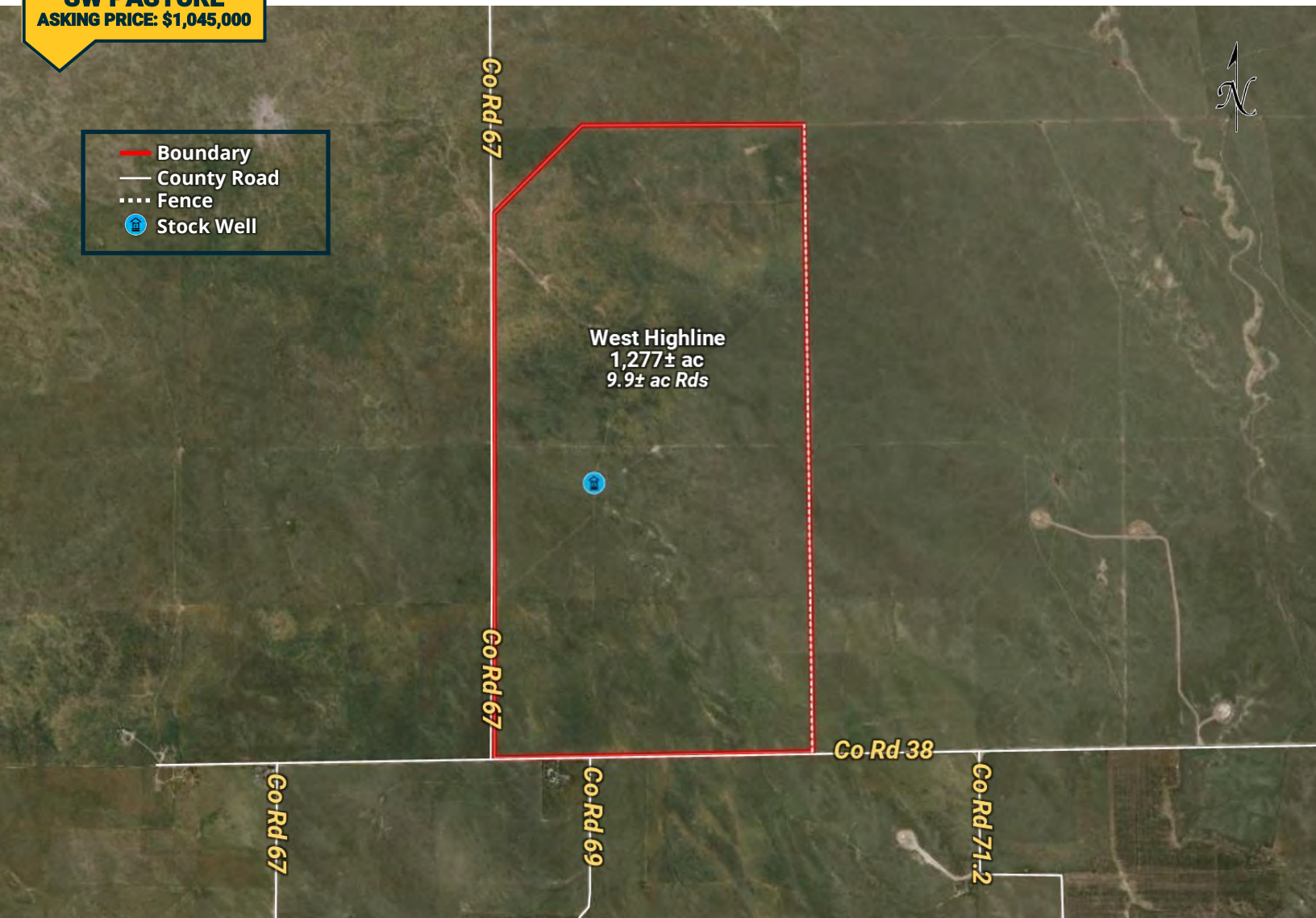
NOTICE TO PROSPECTIVE BUYERS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for omissions, corrections, or withdrawals. The location map is not intended as a survey and is for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective Buyer(s) are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction is acting as Seller's agent.



Condon SW Pasture

SW PASTURE
ASKING PRICE: \$1,045,000

- Boundary
- County Road
- Fence
- Stock Well



SW Pasture Description:

1,286.9± Total Acres - Fenced pasture w/ 1 L/S well.

Location: Access via I-76/Proctor Exit #141, south 2.8 mi to NW corner.

Est. R/E Taxes: \$664.04

Carrying Capacity: 5 month grazing season; Historically 80 - 85± cow/calf pairs or 130 - 160± yearlings. Carrying capacity is based on 1,300# cows or 550 # to 600# yearlings. Capacity is subject to precipitation, capacity of each pasture, and type, weight, and cut of cattle.

Asking Price: \$1,045,000



PO Box 407, Sterling, CO 80751

Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.

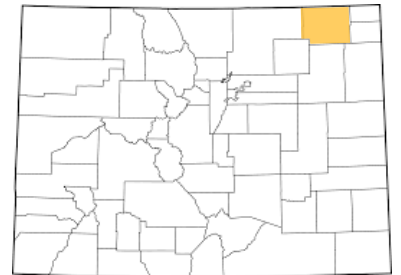


Condon SW Pasture

LOGAN COUNTY, CO | 1,287± Total Acres

UPDATED

LOGAN COUNTY, CO



PRIVATE TREATY

The Condon SW Pasture is 1,286.9± acres of fenced, well-situated pasture north of Fleming, Colorado with easy access. Low property taxes!

