Lefever Dryland & CRP

318± ACRES | YUMA COUNTY, CO

New Listing

OVERVIEW: Well-situated half-section of dryland in northern Yuma County, CO east of Clarkville. Great access along County Road 57 (south), just three miles east of Highway 59. All of the tillable acres are currently cornstalks; available for 2024 crop year. Possession upon closing.

QUICK FACTS:

- **317.5± total acres**
- 3± mi east of Clarkville, CO
- Yuma County, CO
- 268.0± tillable acres (cornstalks)
- 49.49± acres CRP Grasslands paying $890.82 per year—can be grazed
- Co Rd 57 (S boundary); Co Rd P (W boundary)
- No tenant – No growing crops
- Possession upon closing
- **FSA Crop Base:** 115.71 ac corn @ 134 bu PLC yield; 30.16 ac soybeans @ 36 bu PLC yield
- **R/E Taxes:** $680.78 (2023)
- **LEGAL:** W2, less tract Sec 13, 5N-47W
- Seller to convey all of Seller's OWNED mineral rights

ASKING PRICE $410,000

VISIT RECKAGRI.COM FOR SOILS, INTERACTIVE MAPS, PHOTOS & CONTACT INFO!

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

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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.

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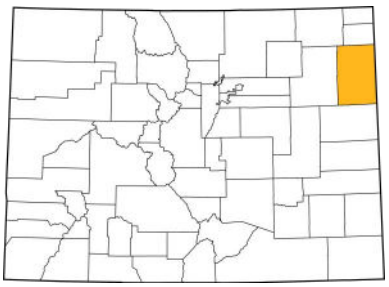

Productive 318± acres of dryland in northern Yuma County, CO. 268± tillable acres with 49.5± acres enrolled in CRP.

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