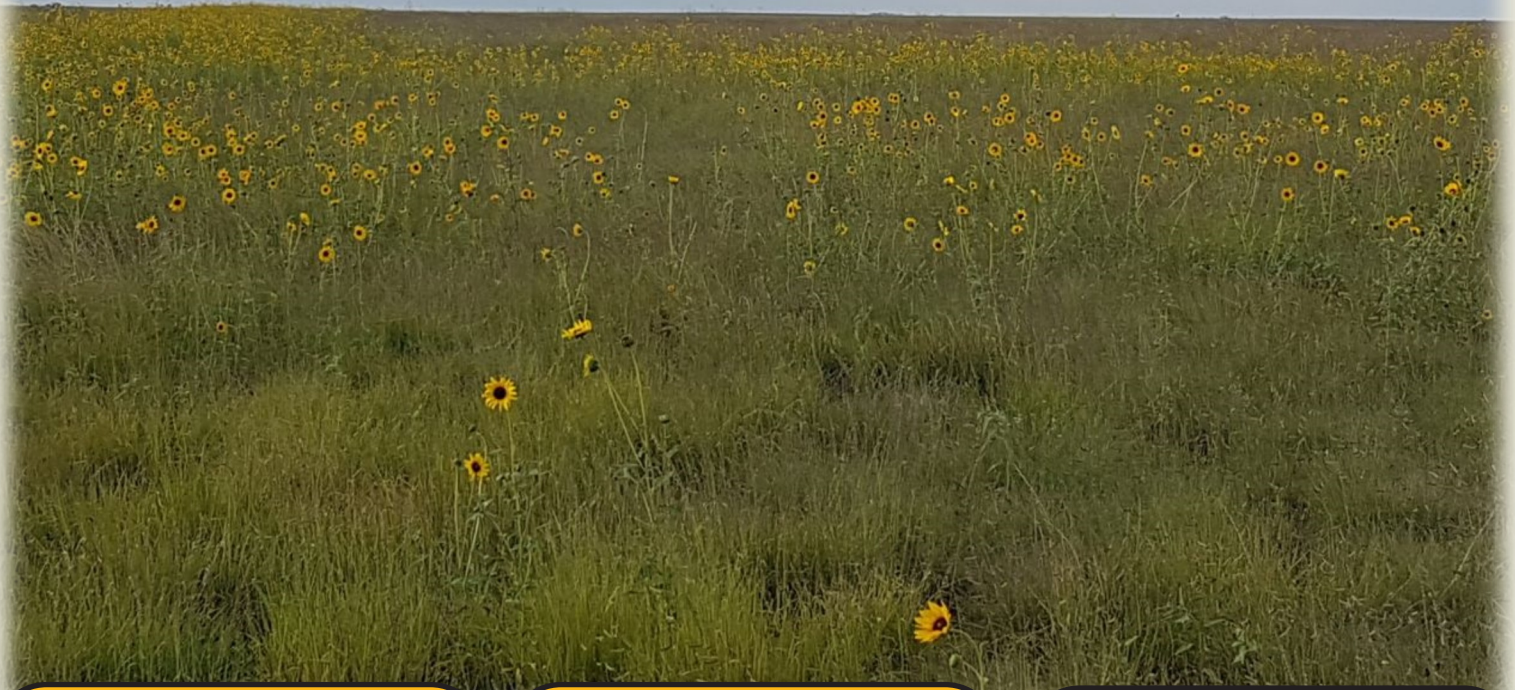


PUEBLO & CROWLEY COUNTY CRP LAND FOR SALE

**PUEBLO & CROWLEY
COUNTY, CO**
1,744.81+/- CRP



535 E Chestnut, PO Box 407
Sterling, CO 80751
970-522-7770
1-800-748-2589



RECK AGRICULTURE
REALTY & AUCTION

For Further Information Contact:
Troy Vogel, Associate Broker or Marc Reck, Broker

tvogel@reckagri.com
Visit: www.reckagri.com



PROPERTY INFORMATION

LOCATION:

Parcel #1: From Boone, CO, Hwy 96 southeast 1 mile to CR 611 (Boone Rd), turn northeast & travel 14.2 miles to CR 622 (Mrs. Wright Road); 2.5 miles east on CR 622 (Mrs. Wright Road) to the northwest corner of the property. Property is on the south side of CR 622 (Mrs. Wright Road).

Parcel #2: From Boone, CO, Hwy 96 southeast 1 mile to CR 611 (Boone Rd), turn northeast & travel 14.2 miles to CR 622 (Mrs. Wright Road); 2.7 miles east on CR 622 (Mrs. Wright Road) places you 1/4 mile from the northwest corner of the property. Property is approximately 1/4 mile south of CR 622 (Mrs. Wright Road).

Parcel #3: From Boone, CO, Hwy 96 southeast 1 mile to CR 611 (Boone Rd), turn northeast & travel 11.2 miles to CR 3618; 2 miles east on CR 3618 to the southwest corner of the property. Property lies on the north side of CR 3618.

Parcel #4: From Boone, CO, Hwy 96 southeast 1 mile to CR 611 (Boone Rd), turn northeast & travel 5.1 miles to Boone Hill East Road; 7.1 miles east on Boone Hill East Road to Co Ln 1; 4 miles north on Co Ln 1 to CR R; 3 miles east on CR R to Co Ln 4; 1 mile north on Co Ln 4 to the southeast corner of the property. Property lies on the west side of Co Ln 4.

Parcel #5: From Sugar City, CO, Hwy 96 east 7 miles to Co Ln 29; 4.8 miles north to trail road; trail road west 1/2 mile to the southeast corner of the property. Property is on the north side of trail road. Trail road provides access to the property via an easement.

LEGAL DESCRIPTION:

Parcel #1: W1/2E1/2 of Section 8, Township 19 South, Range 60 West of the 6th P.M., Pueblo County, CO

Parcel #2: E1/2E1/2 less N 37 1/2 acres of Section 8, W1/2W1/2 Less N 37 1/2 acres of Section 9, Township 19 South, Range 60 West of the 6th P.M., Pueblo County, CO

Parcel #3: W1/2 of Section 20, Township 19 South, Range 60 West of the 6th P.M., Pueblo County, CO

Parcel #4: All of Section 33, Township 19 South, Range 59 West of the 6th P.M., Crowley County, CO

Parcel #5: A parcel of land in Sections 3, 4 & 10, Township 20 South, Range 55 West of the 6th P.M., Crowley County, CO

LAND USE:

Conservation Reserve Program, Livestock Grazing.

TENURE:

Parcel #1: Soils consist primarily of Class IV & a smaller area of Class VI. Terrain is level to rolling with up to 5 percent slopes.

Parcel #2: Soils consist primarily of Class IV & a smaller area of Class VI. Terrain is level to rolling with up to 6 percent slopes.

Parcel #3: Soils consist of Class IV. Terrain is level to rolling with up to 3 percent slopes.

Parcel #4: Soils consist of Class IV. Terrain is level to rolling with up to 6 percent slopes.

Parcel #5: Soils consist of Class IV with a smaller area of Class VI. Terrain is level to rolling with up to 3 percent slopes.

TAXES:

2016 real estate taxes due in 2017:

Parcel #1: \$229.32

Parcel #2: \$336.18

Parcel #3: \$458.64

Parcel #4: \$775.80

Parcel #5: \$231.08

MINERAL RIGHTS:

Seller reserving all owned mineral rights.

PROPERTY INFORMATION | PHOTOS

ACREAGE:	Parcel #1	161.17+/- Acres CRP
	Parcel #2	236.21+/- Acres CRP <u>8.79+/- Acres Roads & Waste</u> 245.00+/- Acres Total
	Parcel #3	312.04+/- Acres CRP <u>7.03+/- Acres Roads & Waste</u> 319.07+/- Acres Total
	Parcel #4	587.44+/- Acres CRP <u>36.42+/- Acres Roads & Waste</u> 623.86+/- Acres Total
	Parcel #5	378.64+/- Acres CRP

FSA INFORMATION:

Parcel #1: CRP contract #10037D w/ annual payment of \$6,572 at \$40.77 per acre. Contract expires 09-30-2021.

Parcel #2: CRP contract #10011A w/ annual payment of \$9,717 at \$41.14 per acre. Contract expires 09-30-2021.

Parcel #3: CRP contract #10048A w/ annual payment of \$13,794 at \$44.21 per acre. Contract expires 09-30-2022.

Parcel #4: CRP contract #10019B w/ annual payment of \$19,041 at \$32.41 per acre. Contract expires 09-30-2021.

Parcel #5: CRP contract #200A w/ annual payment of \$11,513 at \$30.41 per acre. Contract expires 09-30-2020.

POSSESSION: Upon closing.

ASKING PRICE: **Single Unit:** \$1,009,000

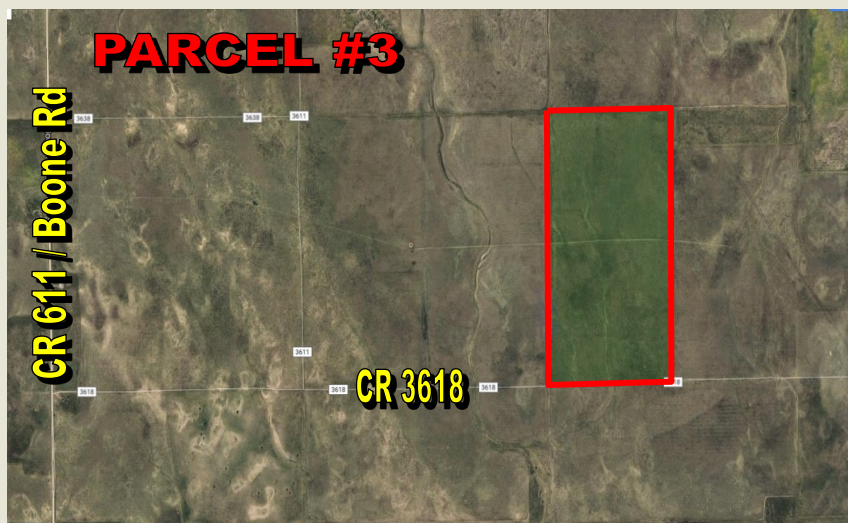
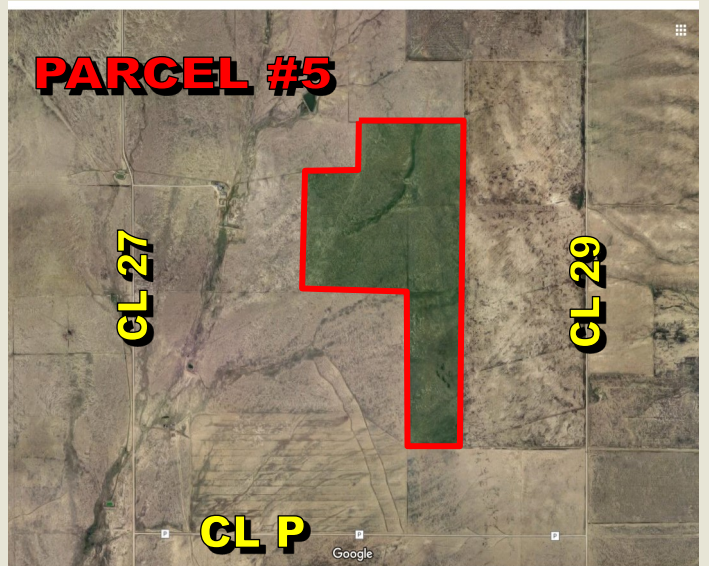
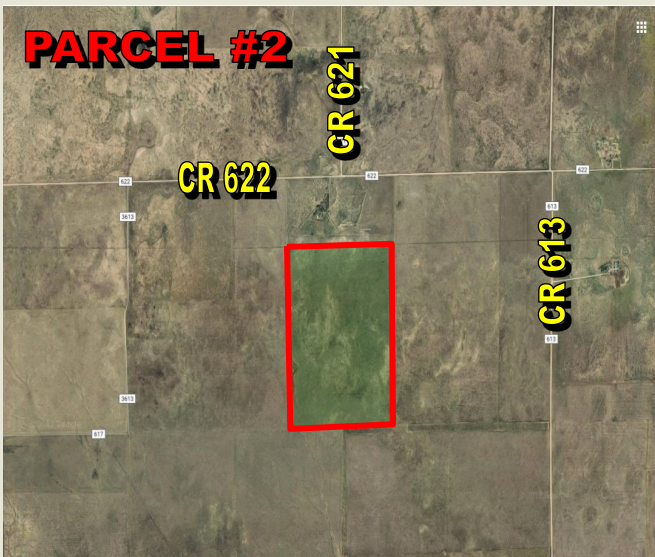
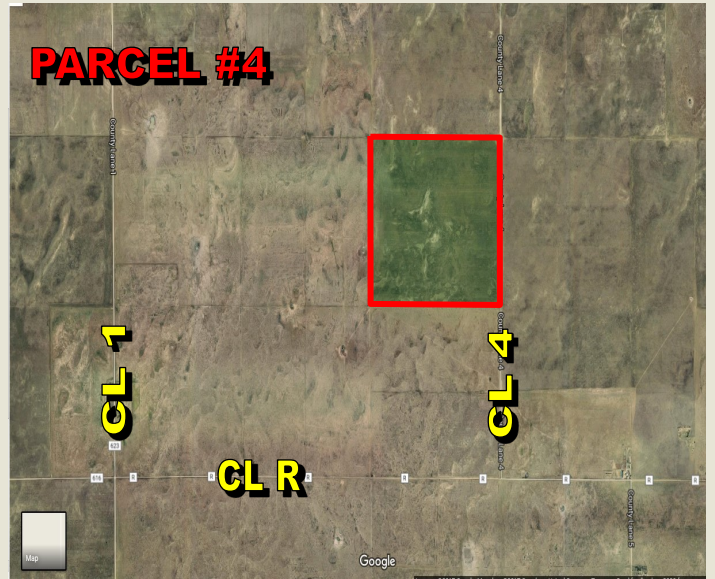
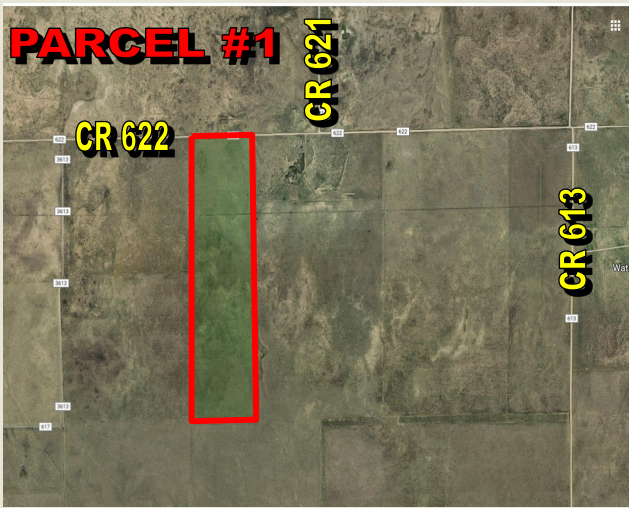
TERMS: Good funds at closing.

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. All equipment and improvements are 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.



AERIAL MAPS



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PO Box 407
Sterling, CO 80751

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