

KEOTA RANCH

R&A

FOR SALE

1,680 +/- Acres

PASTURE & IMPROVEMENTS
NORTHEAST WELD COUNTY, CO



302 N. 3rd St.
PO Box 407
Sterling, CO 80751
(970) 522-7770 or
1-800-748-2589

RECK AGRI
REALTY & AUCTION

FOR FURTHER INFORMATION CONTACT:
Marc Reck, Broker or Troy Vogel, Broker Associate

marcreck@reckagri.com
tvogel@reckagri.com
www.reckagri.com



PROPERTY INFORMATION

Call Troy Vogel or Marc Reck
970-522-7770

LOCATION: From Keota, CO, CR 390 N to CR 105, CR 105 N to CR 104, CR 104 E to CR 107, CR 107 N to CR 106, CR 107 and CR 106 places you at the SE part of the property. Property lays on the E & W sides of CR 107. CR 103 also borders the W pasture property boundary line.

LEGAL: Deeded pasture: W1/2SW1/4, E1/2, and E1/2W1/2 of Section 10; All of Section 11; SW1/4 & S1/2NW1/4 of Section 12; NW1/4 of Section 14; Township 9 North, Range 60 West of the 6th P.M. Weld County, CO. Leased pasture: N1/2NW1/4 of Section 12; Township 9 North, Range 60 West of the 6th P.M. Weld Cty, CO.

ACREAGE: 1,600.00 +/- Acres Deeded Pasture
80.00 +/- Acres Leased Pasture
1,680.00 +/- Total Acres

LAND USE: Livestock grazing, cow/calf operation

TENURE: Terrain is level to rolling

IMPROVEMENTS: 2 bedroom home, barn, open front livestock building with working corrals. Home recently remodeled with new windows, doors, floor coverings and updated kitchen and bathroom. Appliances included. New roof.

TAXES: 2012 real estate taxes due in 2013: \$317.41

MINERAL RIGHTS: Seller reserving all owned minerals

POSSESSION: Possession upon closing

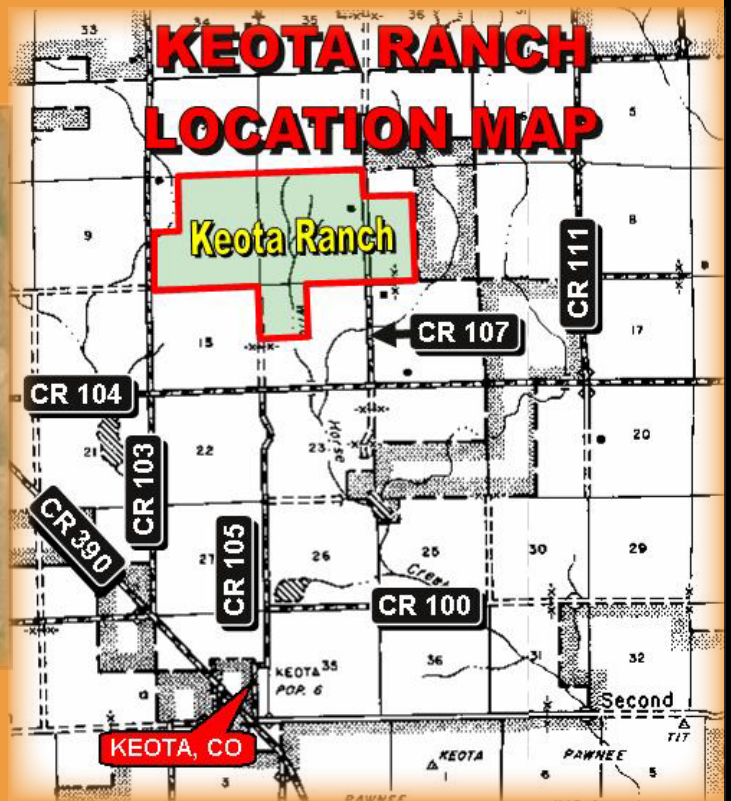
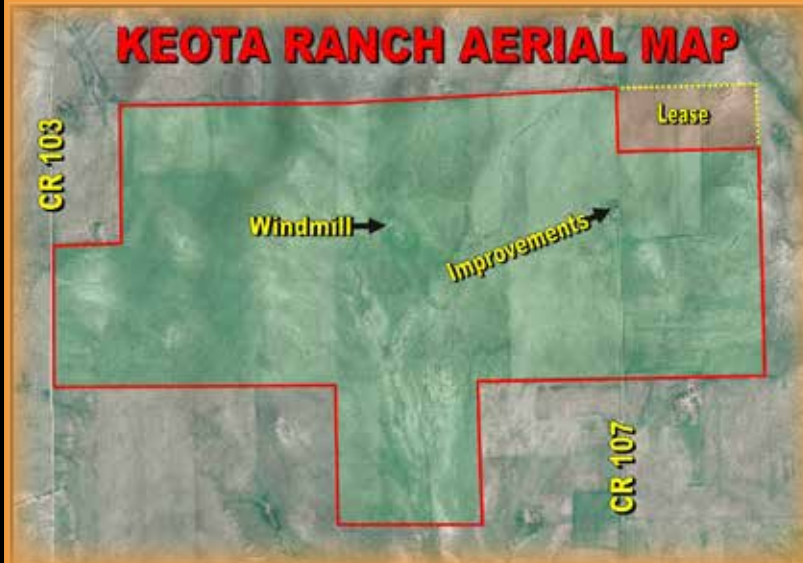
ASKING PRICE: \$715,000

TERMS: Cash at closing

COMMENTS: The Keota Ranch is a contiguous unit with a 3 mile valley running through it. Property is fenced with county road access.

OTHER: For more pictures visit www.reckagri.com to view the Visual Tour.

AERIAL & LOCATION MAPS & PHOTOS



NOTICE TO PROSPECTIVE BUYER

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Reck Agri Realty & Auction
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