

Yuma County

Grass & CRP



**Virgil George Broker/
Owner**

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• **Which includes**

- 1320.6 ac +/- Land,
424.51 +/- CRP, 930.3
+/- grass, balance
roads and waste.
- CRP Shall be prorated to
the date of close.
- Owned Mineral rights shall
pass to buyer
- 2009 Taxes \$838.54 ESTI-
MATED.
- See additional pages for
detail information.



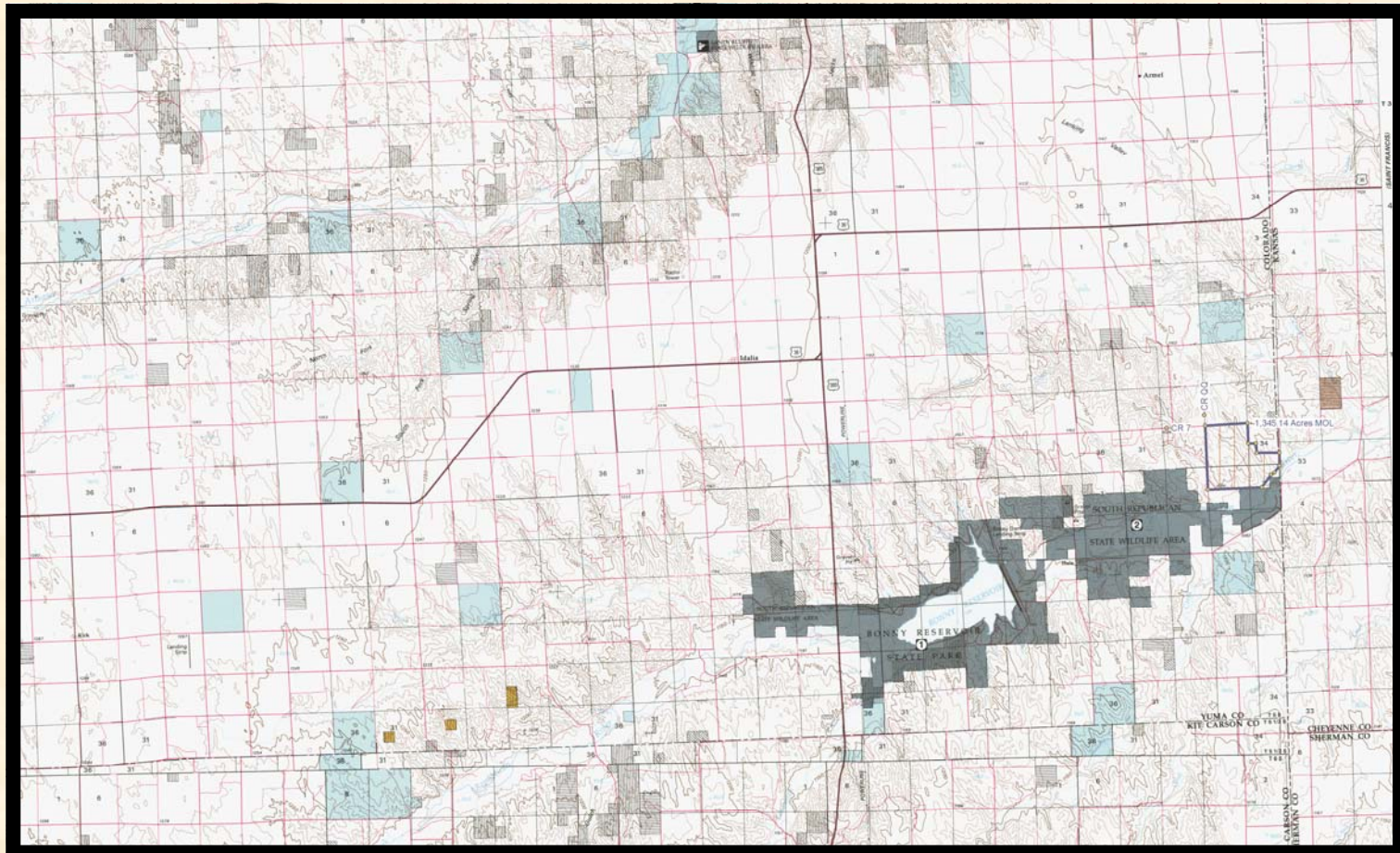
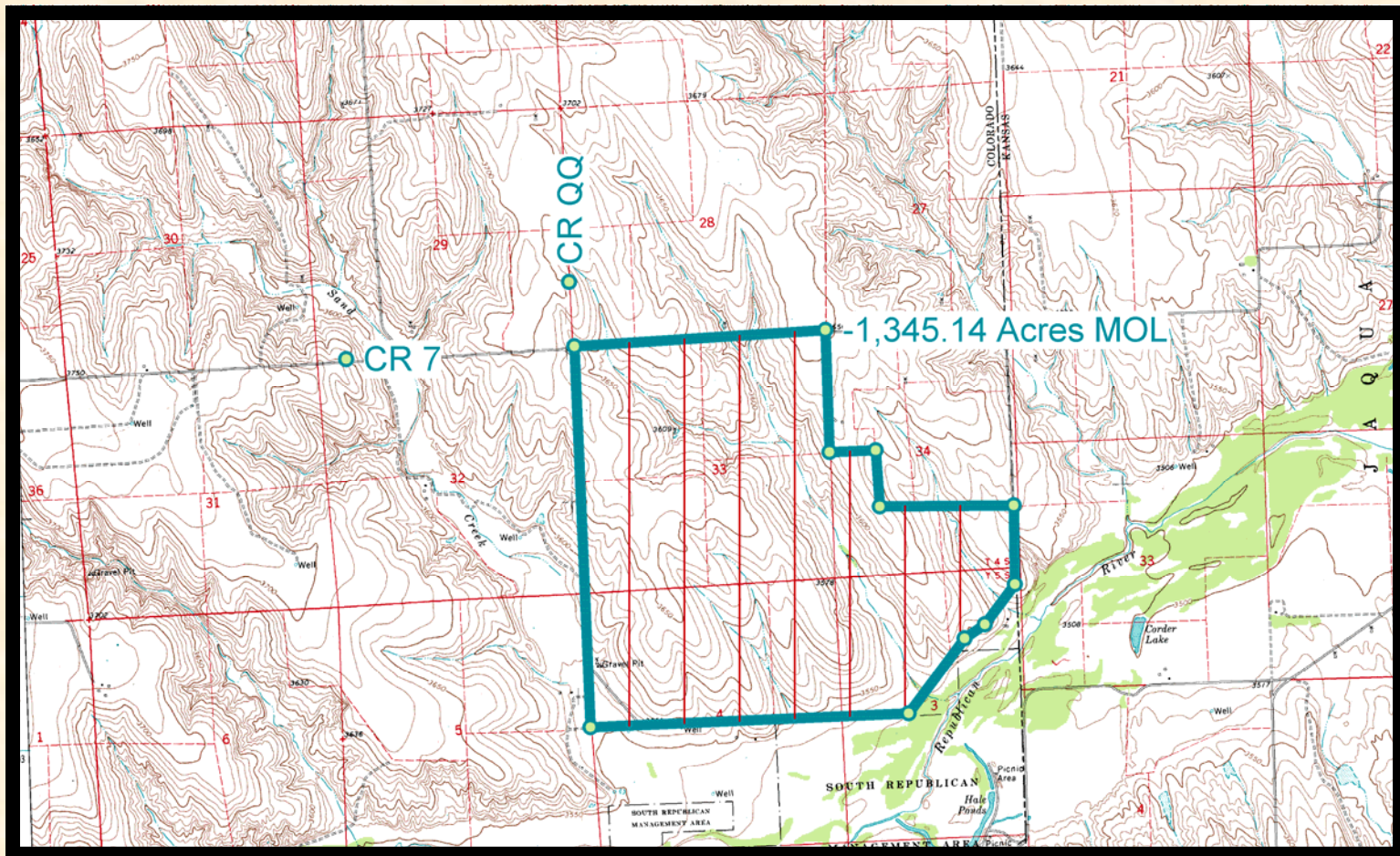
\$825,000

South East of Idalia or Northeast of Burlington, CO

**All Sec. 33, NWSW, S2SW and lot 4 Sec. 34-T4S-R42W,
Lots 1,2,3,4&5 Sec.3 less Tracts, S2NW, SWNE, Lots
1,2,3,4 and 5 Except R.O.W. Sec 4 T5S-R42W 6th P.M.
Yuma County, CO. Good hunting area with water and
Electricity.**

Notice Broker has gathered information from sources deem reliable, although Broker makes no warranties expressed or implied. Broker shall be representing this property as the Sellers agent.*

View additional information and properties at www.rockingxland.com



EXCELLENT UPLAND BIRD HUNTING, TURKEY AS WELL AS GOOD LOCAL DEER POPULATION.

Contract	Acres	\$	Expire
1040B	77.71	37.00	2012
TBD	25.9	40.65	2025
TBD	133.7	43.52	2025
TBD	187.2	37.26	2025
Total	424.51	\$16,722	

Cost share available for seeding of CRP.



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