

MONAHAN DEVELOPMENT ACREAGE FOR SALE

LOGAN COUNTY, CO
36.1+/- Acres



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RECK AGRI
REALTY & AUCTION

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PROPERTY INFORMATION

LOCATION: 1/8 mile SE of the interchange of Ball Park Road and Hwy #14 in Sterling, CO.

LEGAL DESCRIPTION: A tract of land in the W1/2W1/2 of Section 31, Township 8 North, Range 52 West of the 6th PM, Logan County, CO. Call listing office for complete legal description of the property.

ACREAGE: 34.0+/- acres farmland
2.1+/- acres roads
36.1+/- acres as per survey

LAND TENURE: Soils consist primarily of Manter Sandy Loam with level terrain. The property was previously flood irrigated.

TAXES: 2017 real estate taxes due in 2018: \$1,070.16
2017 Logan Irrigation District assessment due in 2018: \$116.80

MINERAL RIGHTS: Seller to convey all owned mineral rights to buyer.

IRRIGATION WATER: Irrigation Well #2115-F adjudicated in Water Court Case #: W-821. Well is non-operational and is not included within an augmentation plan. 9 shares of Springdale Ditch Company; 29.5 acre rights within the Logan Irrigation District.

GROWING CROPS: None

POSSESSION: Possession upon closing.

ASKING PRICE: \$300,000

TERMS: Good funds at closing.

COMMENTS: Excellent location situated across from Home Depot and Wal-Mart. Access and frontage to Hwy #14 and access from Ball Park Road. Logan County Assessor records indicate 30.1 taxable acres. Entire property is located within Logan County. 35.7 acre zoned agriculture and .36 ac is zoned as vacant land.



PROPERTY PHOTOS | MAPS



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.



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