

# DRYLAND FOR SALE

587+/- Acres

WASHINGTON COUNTY, CO



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



**RECK AGRI**  
REALTY & AUCTION

For Further Information Contact:  
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# PROPERTY INFORMATION

**LOCATION:**

From Otis, CO, Dade Street / Hwy 61 north 19.5 miles to CR 58 west 3.0 miles to CR KK south ½ mile to the northwest corner of the property. From Sterling, CO, Hwy 6 east 2.1 miles to Hwy 61 south 21.3 miles to CR 58 west 3.0 miles to CR KK south ½ mile to the northwest corner of the property.

**LEGAL DESCRIPTION:**

S1/2 of Section 15 & N1/2 of Section 22 except 2 tracts, Township 5 North, Range 51 West of the 6th P.M., Washington County, Colorado.

**ACREAGE:**

577+/- Dryland  
10+/- Acres, Grass, Roads & Waste  
587+/- Total Acres per FSA

**FSA INFORMATION:**

267.3 ac wheat base w/ 31 bu. PLC yield.

**TAXES:**

Estimated 2018 Real Estate Taxes due in 2019: \$921

**LAND USE:**

Wheat, Proso Millet, Hay Millet, Dryland Corn and Sunflowers. Terrain is level to rolling.

**MINERAL RIGHTS:**

Seller reserving 85% of all owned mineral rights.

**POSSESSION:**

A Buyer could receive possession upon closing of the land in growing wheat and summer fallow.

**ASKING PRICE:**

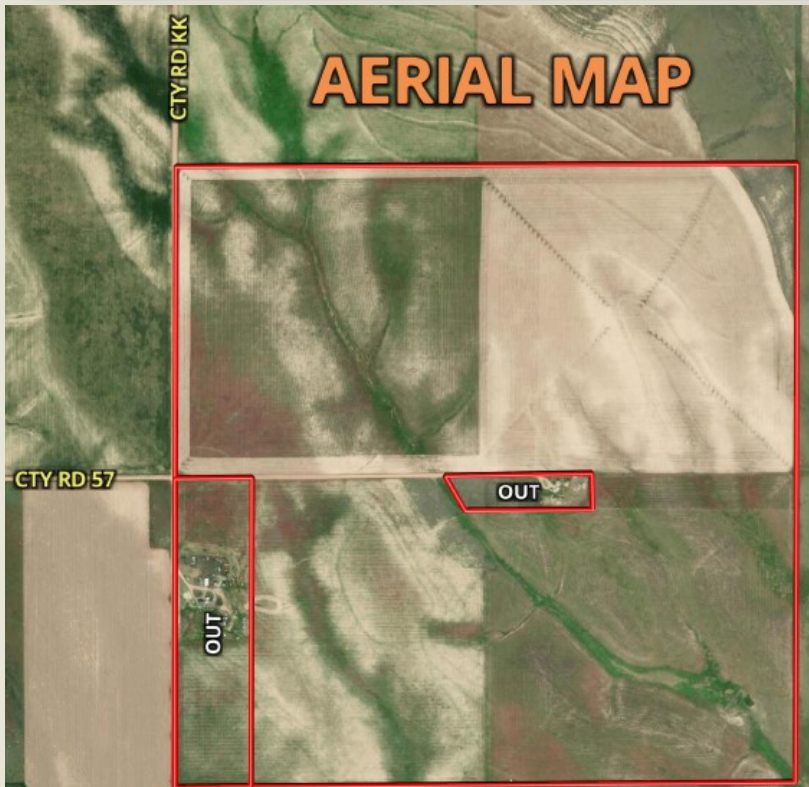
\$590,000

**TERMS:**

Good funds at closing.



# 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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