PHILLIPS COUNTY DRYLAND FOR SALE

PHILLIPS CTY, CO
151.7+/- Acres
Listing #192033

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

RECK AGRI
REALTY & AUCTION

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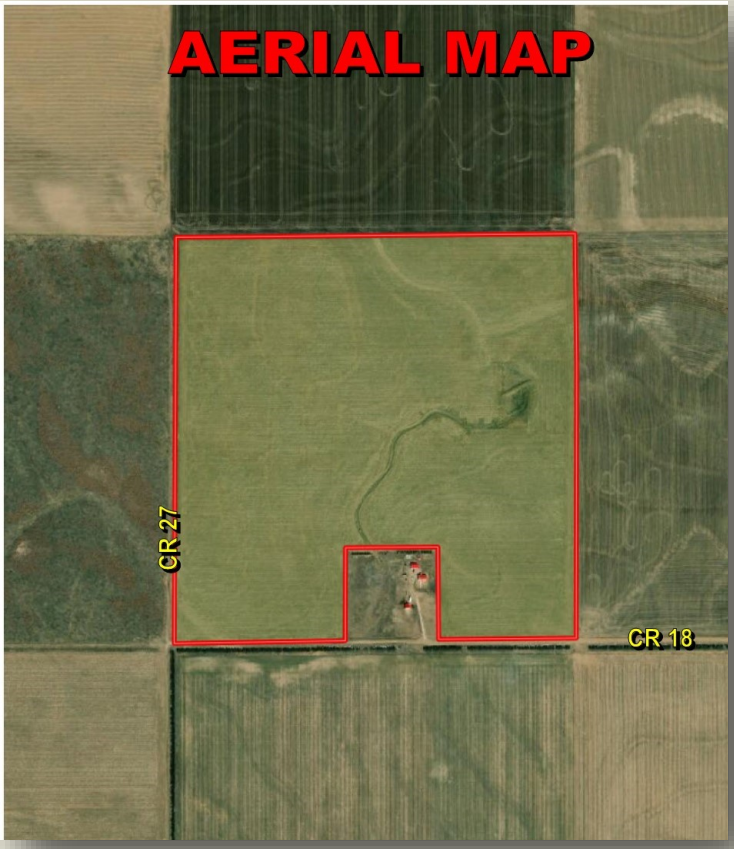
For Further Information Contact:
Ben Gardiner, Broker Associate or Marc Reck, Broker

PROPERTY INFORMATION

OVERVIEW:	151.7+/- acres dry cropland in a productive area in Phillips County; level to slightly rolling terrain with Platner, Rago and Kuma loam soils; excellent opportunity to add to your existing operation.
LOCATION:	Property is located 6 mi west and 1 mi south of Holyoke, CO or 3 mi east and 3 mi south of Paoli, CO.
LEGAL DESCRIPTION:	SW1/4 of Section 20 less a tract, Township 7 North, Range 45 West of the 6th P.M., Phillips County, CO
ACREAGE:	142.5+/- Acres Dryland 9.2+/- Acres Roads 151.7+/- Acres Total
LAND TENURE:	Level to slightly rolling terrain with Platner & Rago and Kuma loam soils.
FSA INFORMATION:	50.2 acres wheat base w/38 bu PLC yield and 12.9 acres corn base w/172 bu PLC yield
TAXES:	2019 real estate taxes due in 2020 to be paid by Seller: $863.80; 2020 real estate taxes due in 2021 and thereafter to be paid by Buyer(s).
MINERAL RIGHTS:	Seller to convey 50% of OWNED mineral rights to Buyer(s)
GROWING CROPS:	None.
POSSESSION:	Depending on time of year property sells; available for 2020 crop year.
ASKING PRICE:	$140,000
TERMS:	Good Funds at closing.

PROPERTY PHOTOS | MAPS



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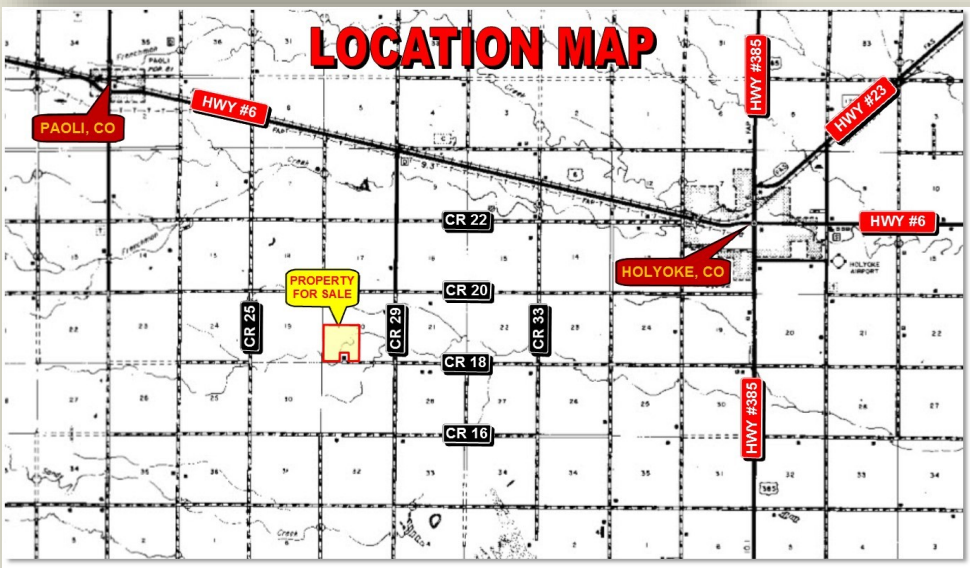

NOTICE TO PROSPECTIVE BUYER

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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