

RANCH FOR SALE >

SWEDLUND RANCH

at North Sterling Reservoir

LOGAN COUNTY, CO >> 2,149± TOTAL ACRES



Listing #202148

ADJACENT TO NORTH STERLING RESERVOIR // DIVERSE RANGELAND // HUNTING + RECREATION



For More Information, Contact:

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PROPERTY DETAILS

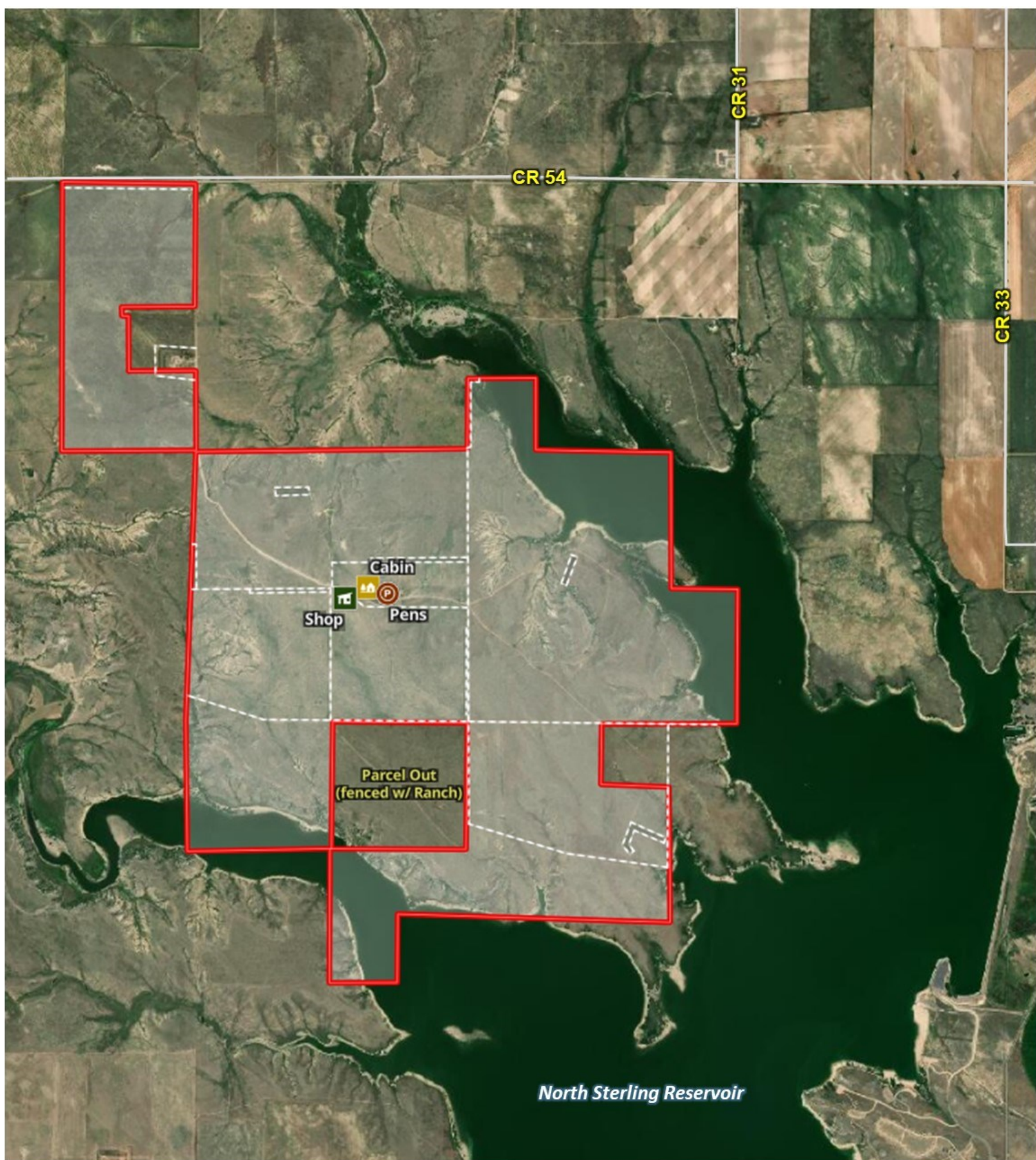
OVERVIEW:	With over 5± mi of shoreline, this unique, historical ranch presents a rare opportunity! Diverse in topography and native grasses with unmatched hunting and recreation at your doorstep.
LEGAL DESCRIPTION:	Lengthy; please call listing office for full legal description.
ACREAGES:	2,149.0± Total Acres Pasture
LAND TENURE:	Rolling terrain with areas of sub-irrigation and rock outcroppings along the reservoir shoreline. The ranch includes a variety of native cool and warm season grasses.
WATER RIGHTS:	One permitted domestic/stock well.
MINERAL RIGHTS:	Seller to reserve 50% of any OWNED mineral rights for 20 years.
POSSESSION:	Negotiable depending on time of year property sells.
ESTIMATED R/E TAXES:	\$1,190±
ASKING PRICE:	\$2,350,000
TERMS:	5% earnest money; good funds at closing.
CONSERVATION EASEMENT:	A conservation easement, which covers most of the property, preserves the historic use as a working cattle ranch. There are 3 future residential building envelopes reserved until 2033 that can be developed. Additionally, 160± adjacent to the reservoir is not included within the easement, allowing potential Buyer(s) to use and/or construct improvements as desired.
COMMENTS:	SHOWINGS BY APPOINTMENT ONLY— contact listing office to schedule. All terms are subject to change and/or negotiable depending on time of year property sells. Terms negotiated in purchase contract take precedence over any printed marketing materials.

NOTICE TO PROSPECTIVE BUYERS

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. The property 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.



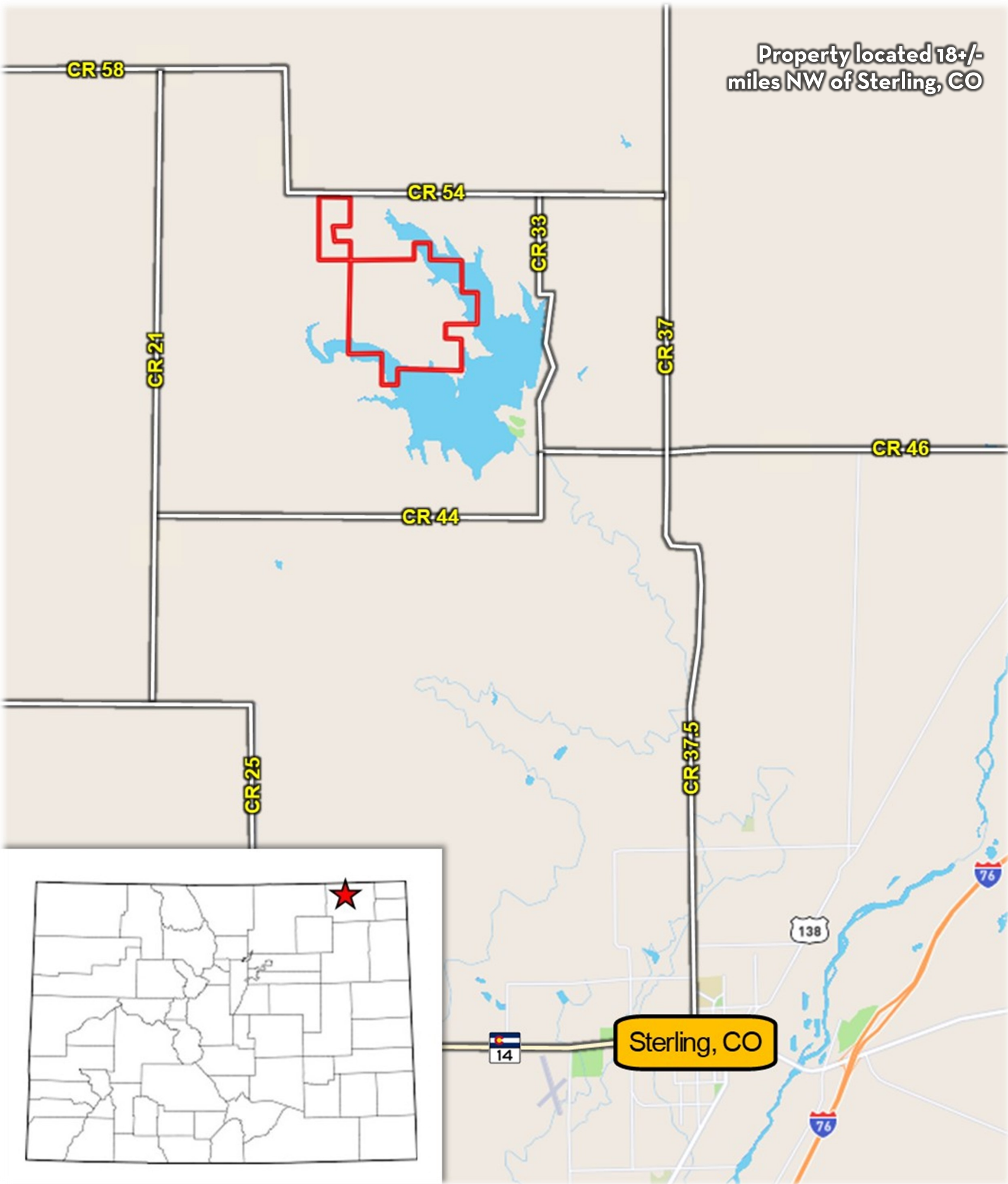
AERIAL MAP



PROPERTY PHOTOS



LOCATION MAP





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SMALL TEAM, BIG RESULTS > reckagri.com

PO Box 407 // Sterling, CO 80751

VISIT **RECKAGRI.COM**

For complete
property information

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