

LAND FOR SALE >

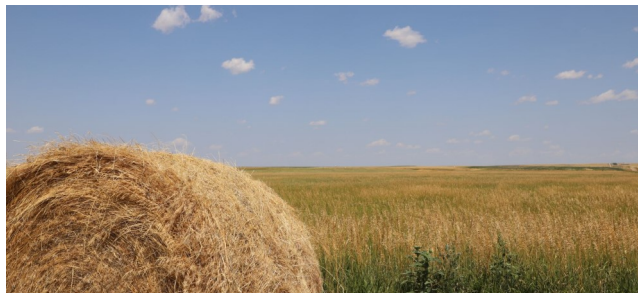
# WELLS CRP & DRYLAND

WASHINGTON COUNTY, CO >> 313.9± TOTAL ACRES



Listing #212205

CONSERVATION RESERVE PROGRAM (CRP) // DRYLAND // GRAZING



For More Information, Contact:

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# PROPERTY DETAILS

**OVERVIEW:**

Half-section of CRP and expired CRP about 5± mi N/W of Akron, CO along Hwy 34. 158.7 ac CRP expires in 2022. Could be farmed or grazed. There is an existing domestic/stock well on-site.

**LEGAL DESCRIPTION:**

SW1/4 of Section 21; NW1/4, less tract South of Hwy 34 of Section 28, Township 3 North, Range 53 West of the 6th P.M., Washington County, CO.

**ACREAGE:**

158.7± Acres CRP  
155.2± Acres Expired CRP/Grass  
313.9± Acres Total

**FSA INFORMATION:**

158.7 acres of CRP (contract #10232), expires 9/30/22 with annual payment of \$4,744. 155.2± acres of expired CRP/grass. NW1/4 of Sec 28 has 90.3 acres of wheat base with 29 bu PLC yield.

**MINERAL RIGHTS:**

All mineral rights have previously been reserved.

**WATER RIGHTS:**

Domestic/stock well (Permit #252206)

**R/E TAXES:**

\$646.16 (2020 taxes)

**POSSESSION/CROPS:**

Possession available upon closing.

**ASKING PRICE:**

\$375,000

**TERMS:**

Good funds at closing.

**NOTICE TO PROSPECTIVE BUYER**

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# PROPERTY MAPS + PHOTOS

AERIAL MAP:



LOCATION MAP:





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