

LINCOLN / WASHINGTON COUNTIES CRP

LINCOLN & WASHINGTON COUNTIES, COLORADO

921±
TOTAL ACRES



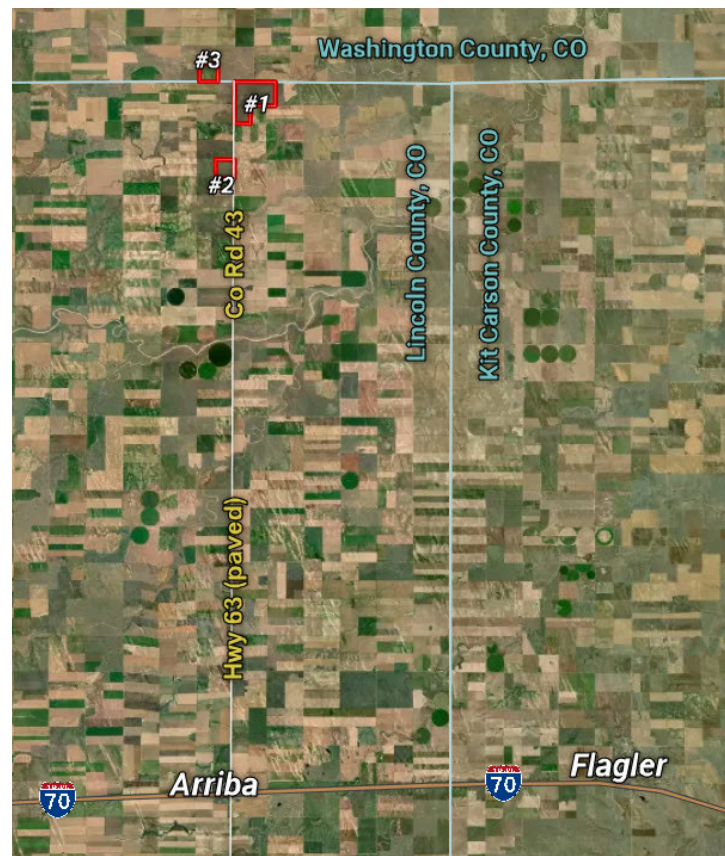
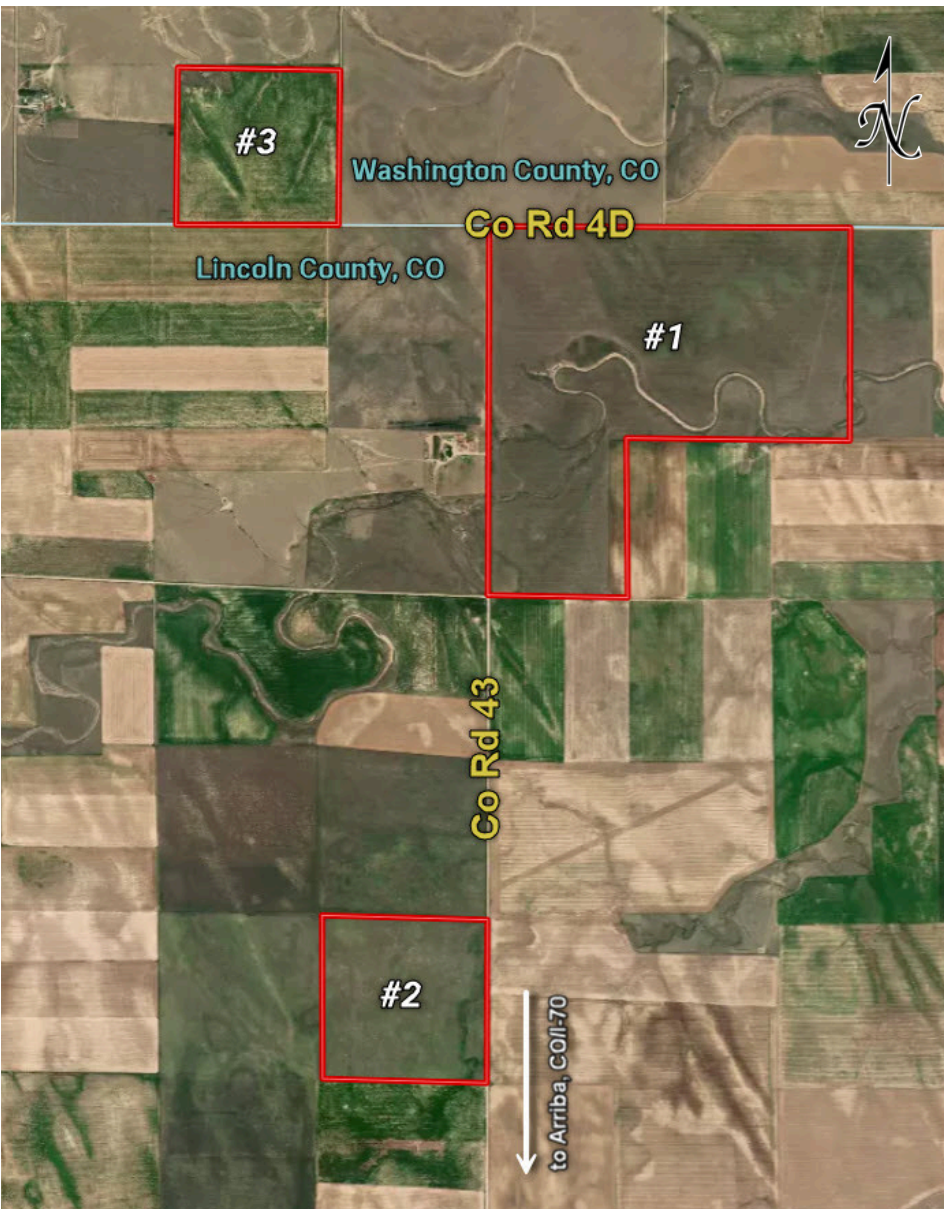
Three parcels of CRP acres on the Lincoln / Washington county border.

For More Information:
Marc Reck, Broker
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Property Location + Overview



OVERVIEW

921.2± acres with 861.08± acres established CRP; Located 17-20 mi north of Arriba, CO / I-70 (Exit #383) in Lincoln & Washington Counties, Colorado. Offered in 3 parcels. 4 CRP contracts – 1 CRP contract @ \$32.13/ac, 2 CRP contracts @ \$38.11/ac and 1 CRP contract @ \$41.50/ac; 2 contracts expire 9/30/2032 and 2 contracts expire 9/30/2033. Payments to be negotiated depending on time of year property sells. Level to rolling terrain. Trophy mule deer taken from property. Investment opportunity to own land with annual income and solid return.

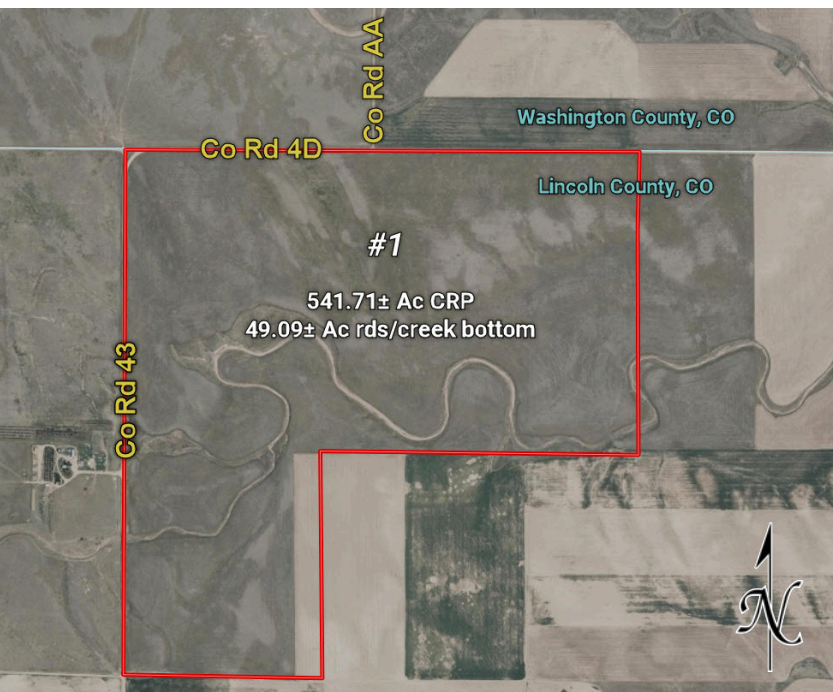
QUICK FACTS

- 921.2± total acres
- 861.08± acres CRP
- Lincoln & Washington Counties, CO
- Located 17-20± mi north of Arriba, CO / I-70 (Exit #383)
- Offered in 3 Parcels
- Possession upon closing
- Seller to convey all OWNED mineral rights

Parcel #2



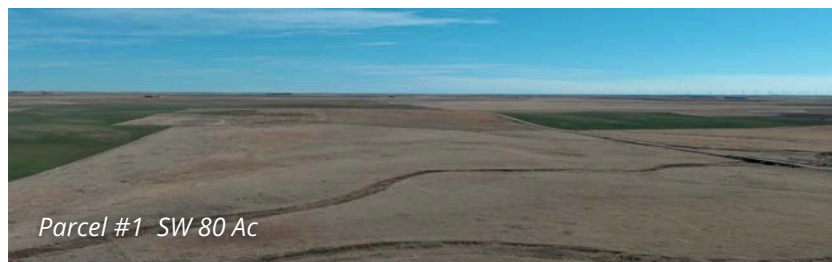
Parcel Descriptions / Photos



Parcel #1: 590.80± total acres

- 541.71± acres CRP
- 49.09± acres rds/creek bottom
- Co Rd 4D (north boundary); Co Rd 43 (west)
- CRP Contract #11397, annual payment: \$20,645 @ \$38.11/ac, Expires 9/30/2032
- R/E Taxes: \$1,270.68 (2025)
- LEGAL: W1/2NW1/4 of Section 5, Lots, 1, 2, 3, & 10 & N1/2 & SW1/4 of Section 6, T6S, R52W, Lincoln County, CO

Asking Price: \$713,000



Parcel #2: 170.40± total acres

- 170.40± acres CRP
- Co Rd 43 (east boundary)
- CRP Contract #11645B, annual payment: \$2,751 @ \$32.13/ac, Expires 9/30/2033
- CRP Contract #11395B, annual payment: \$3,247 @ \$38.11/ac, Expires 9/30/2032
- R/E Taxes: \$450.28 (2025)
- LEGAL: NE1/4 of Section 13, T6S, R53W, Lincoln County, CO

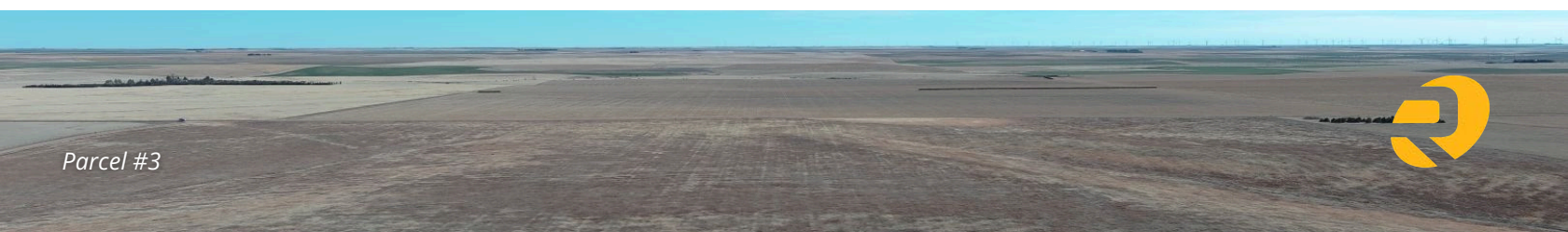
Asking Price: \$200,000



Parcel #3: 160.00± total acres

- 148.97± acres CRP
- 11.03± acres rds/creek bottom
- Co Rd 4D (south boundary); Co Rd Z (east)
- CRP Contract #11652, annual payment: \$6,182 @ \$41.50/ac, Expires 9/30/2033
- R/E Taxes: \$159.20 (2025)
- LEGAL: SE1/4 of Section 35, T5S, R53W, Washington County, CO

Asking Price: \$206,000



The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

976,685

total acres sold

19,772

auction attendees

456

auctions

What's inside:

LINCOLN / WASHINGTON COUNTIES CRP

3 Parcels | 921± total acres

Located 17-20± mi north of

Arriba, CO / I-70

Call for more info!



LINCOLN / WASHINGTON COUNTIES CRP

921± Total Acres | 3 Parcels

861± acres established CRP for sale, offered in 3 parcels, combined annual payment \$32,825.

Immediate possession. CRP contracts expire 2032 & 2033. Mule deer hunting.

SCAN QR WITH YOUR
PHONE CAMERA

View more details, photos, an
interactive map & more!

