

CRP FOR SALE

LINCOLN & WASHINGTON COUNTIES, COLORADO

- 3 Parcels - 160± to 590± acres
- 17–20± miles north of Arriba, CO
- CRP payments: \$32.13/ac to \$41.50/ac
- CRP contracts expire 9/2032 & 9/2033
- R/E taxes \$2.04±/acre
- Pronghorn Antelope, whitetail & mule deer, upland bird hunting - GMU 107

LINCOLN & WASHINGTON
COUNTIES, CO



Offered in 3 Parcels—Buy One or in Combination

For More Information:

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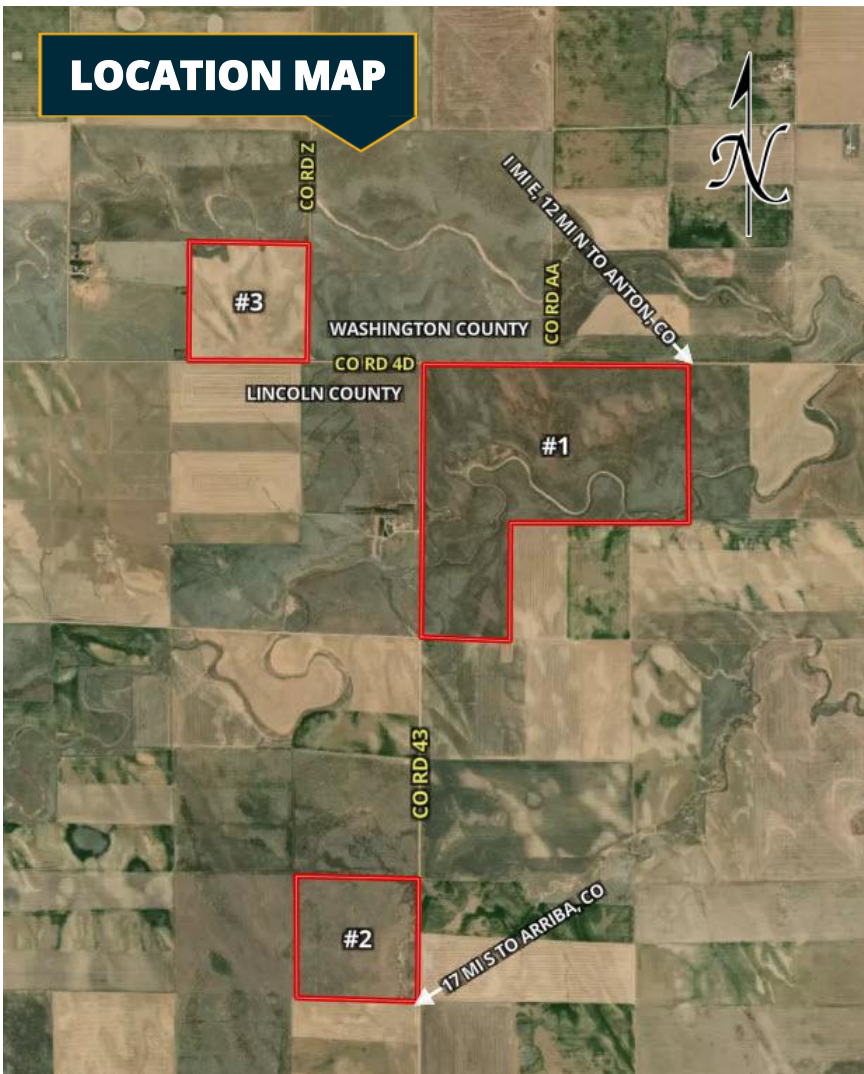
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Location Map + Overview + Parcel Description

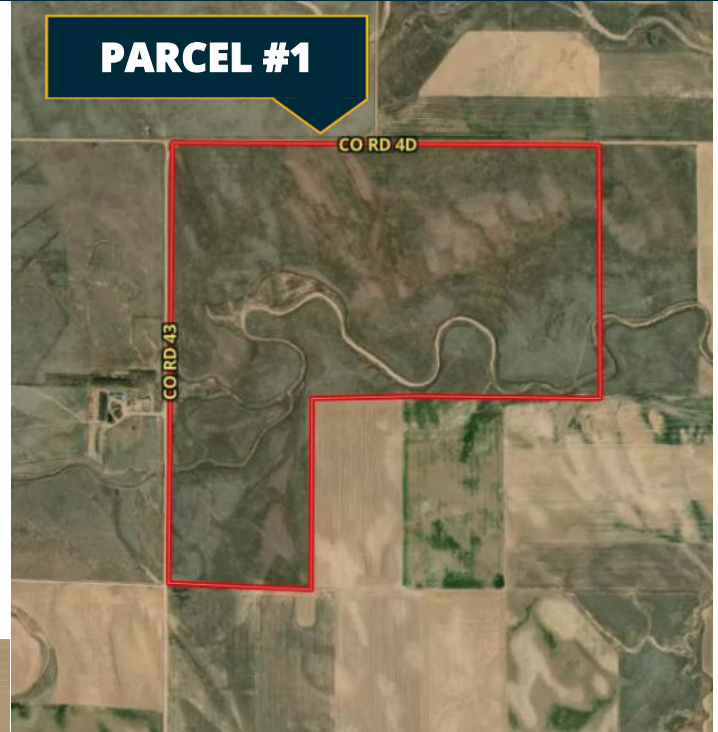
OVERVIEW

3 CRP parcels for sale in Lincoln and Washington Counties, CO. Parcels range from 160.00± acres to 590.80± acres. CRP payments range from \$32.13/acre to \$41.50/acre., contracts expire 9/2032 and 9/2033. R/E taxes average \$2.04/acre. Located 17–20± miles north of Arriba, CO and 13.5–16.5± miles south of Anton, CO, with county road access to all parcels. Level to rolling terrain with established grass cover. GMU 107 – pronghorn antelope, mule deer, whitetail deer, and upland birds; qualifies for Colorado Landowner Preference. Possession upon closing. All OWNED mineral rights convey to Buyer(s). CRP payment to be negotiated. Investment opportunity with annual income, minimal management, and low real estate taxes – a long-term ag holding for investors, 1031 exchange buyers, and adjoining landowners adding to their current operation. Buy one, two or all three parcels.

LOCATION MAP



PARCEL #1



PARCEL #1

- 590.80± total acres, Lincoln County, Colorado
- 541.71 acres enrolled in CRP
- 49.09± acres rds/creek bottom
- CRP annual payment - \$20,645 @ \$38.11/ac
- CRP contract expires 9/30/2032
- 2025 R/E taxes \$1,270.68, \$2.15/acre
- Level to rolling terrain, established grass cover
- Co Rd 4D north boundary; Co Rd 43 west boundary
- LEGAL: W1/2NW1/4 of Section 5, Lots 1-12, inclusive, & E1/2 SW1/4 of Section 6 (also described as N1/2 and SW1/4), T6S, R52W, Lincoln County, CO

Asking price \$615,000

NOTICE TO PROSPECTIVE BUYER(S): 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.



Parcel Descriptions — Photos

PARCEL #2



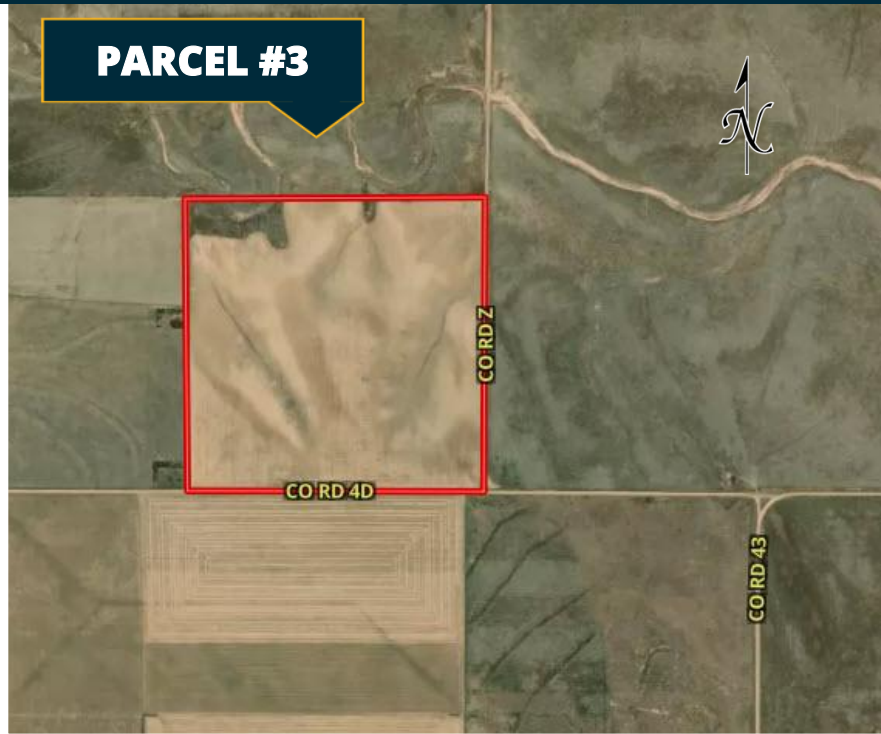
PARCEL #2

- 170.82± total acres, Lincoln County, Colorado
- 170.82 acres enrolled in CRP
- 2 CRP contracts - combined annual pmt - \$5,998
- 85.62 ac at \$32.13/ac - expires 9/30/2033
- 85.20 ac at \$38.11/ac - expires 9/30/2032
- 2025 R/E taxes: \$450.28, \$2.64/acre
- Level to rolling terrain, established grass cover
- Co Rd 43 east boundary
- LEGAL: NE1/4 of Section 13, T6S, R53W

Asking price: \$177,000



PARCEL #3



PARCEL #3

- 160.00± total acres , Washington County, CO
- 148.97 acres enrolled in CRP
- 11.03± acres rds/creek bottom
- CRP annual payment \$6,182 @ \$41.50/ac
- CRP contract expires 9/30/2033
- 2025 R/E taxes \$159.20, \$1.00/acre
- Level to rolling terrain, seeded within last 2 years
- Legal: SE1/4 Sec 35, T5S, R53W

Asking Price \$172,000



PO Box 407, Sterling, CO 80751
ADDRESS SERVICE REQUESTED

PRSR FIRST CLASS
U.S. POSTAGE
PAID
MAIL U.S.A.

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.

985,471

total acres sold

19,868

auction attendees

460

successful auctions

What's inside:

CRP For Sale

3 Parcels, low taxes,
hunting opportunities.



*Mailer is not intended to solicit currently listed properties.
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CRP FOR SALE

Lincoln & Washington Counties, CO



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