

DAVISON RAMSEY CREEK DRAW PROPERTY

R&A

FOR SALE IN LOGAN COUNTY, CO

320 +/- ACRES

FLOOD IRR - SUB IRR - PASTURE - IMPROVEMENTS
LOGAN COUNTY, CO



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RECK AGRI

REALTY & AUCTION

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PROPERTY INFORMATION

LOCATION:

From Sterling, CO, 21 mi NE on Hwy #138 to CR 71, N 3 mi on CR 71 to SE corner of the property; From Sidney, 4½ mi S on RD 113 to RD 8, 3 mi E on RD 8 to RD 121, 3 mi S on RD 121 to CO/NE state line, jog E then S 8.5 mi on CR 71 to NE corner of property; From Crook, 5 mi W on Hwy #138 to CR 71, N 3 mi on CR 71 to SE corner of the property.

LEGAL DESCRIPTION:

Parcel #1: Lots 1 & 2 & the S½NE¼ of 2, T10N, R50W of the 6th PM
Parcel #2: SE¼ of 2, T10N, R50W of the 6th PM

ACREAGE:

	Flood Irr	Sub-Irr	Dry Pasture/Imprs
Parcel #1:	20.9 +/- acres	16.2 +/- acres	122.8 +/- acres
Parcel #2:	20.0 +/- acres	8.0 +/- acres	132.1 +/- acres
Total:	40.9 +/- acres	24.2 +/- acres	254.9 +/- acres

LAND TENURE:

Topography is rolling terrain with a valley running north to south with Ramsey Creek meandering throughout the valley. Ramsey Creek runs a year around stream flow providing irrigation for hay meadows and underground flows for sub-irrigation of pasture. Property allows for multiple uses of the property i.e. self-sustaining cow/calf unit and/or running yearlings or other livestock depending on how much hay you want to bale to use or sell.

IMPROVEMENTS:

Parcel #1: Improvement site provides for a private setting overlooking the irrigated meadows and hay fields with private access to CR #71. Improvements include 3,080 sq ft, 4 bedroom, 2 bath home including basement, 26'x70' machine shop including 2 car garage; 15'x131' open face L/S building with corrals. Improvements completely new in 1990. Beautiful kitchen with open floor plan (see Visual Tour @ www.reckagri.com). Forced air heat with central air. Propane. Septic. Domestic well. Mature windbreak.

Parcel #2: Older set of L/S building and corrals. Domestic well. Mature trees.

TAXES:

Parcel #1:	\$1,149.47
Parcel #2:	175.08
Total:	\$1,324.55

IRRIGATION WATER:

Irrigation water for the entire property includes 2 cfs from the Safford Ditch; .40 cfs from the Storm Seepage Ditch; The irrigation water to be allocated according to the number of irrigated acres by each parcel and by what ditch when split.

ASKING PRICE:

Parcel #1:	\$350,000
Parcel #2:	160,000
Total:	\$510,000

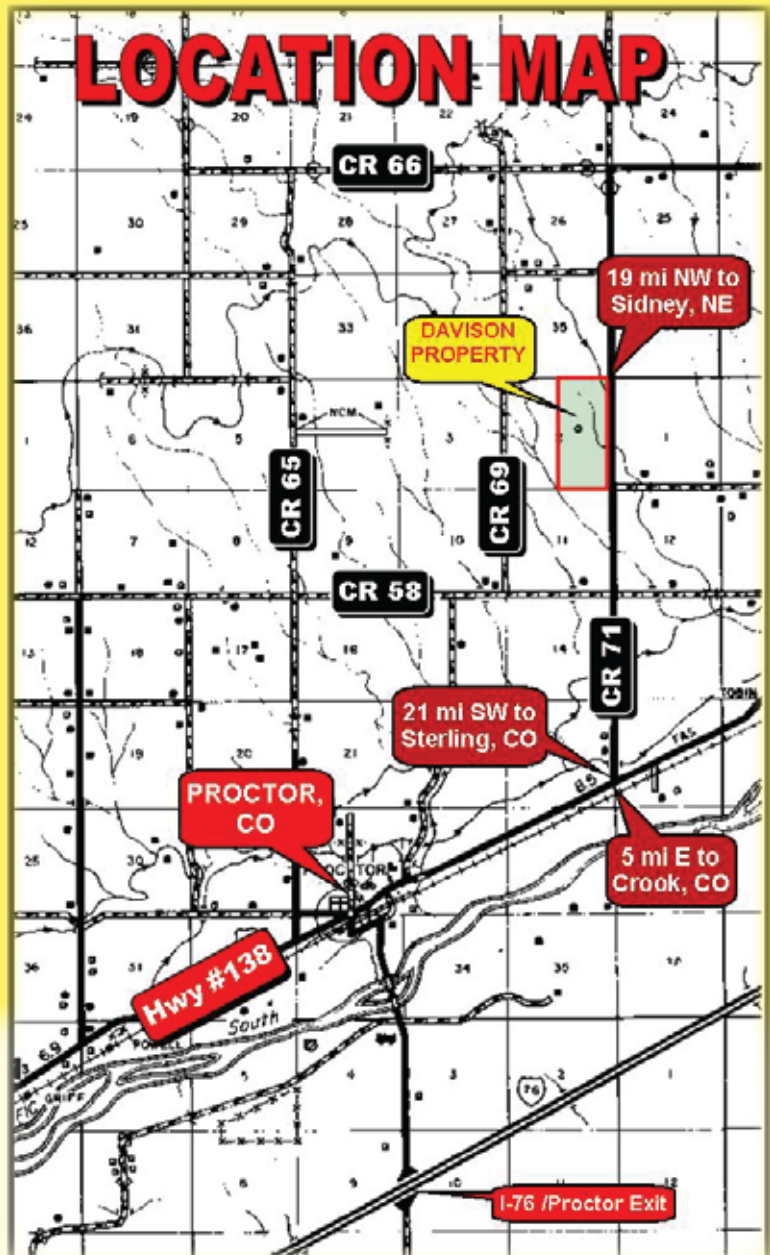
COMMENTS:

The Davison property is one of the few properties in Northeast Colorado and/or Logan County with year around live water and seldom becomes available for sale. The property may be purchased in 2 parcels or as a single unit. Owned mineral rights are being conveyed to Buyer(s). Possession upon closing.

OTHER:

For more pictures visit www.reckagri.com to view the Visual Tour.

PROPERTY MAPS & PHOTOS



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 Sellers assume 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 Buyer(s) should 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 Sellers. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker.



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