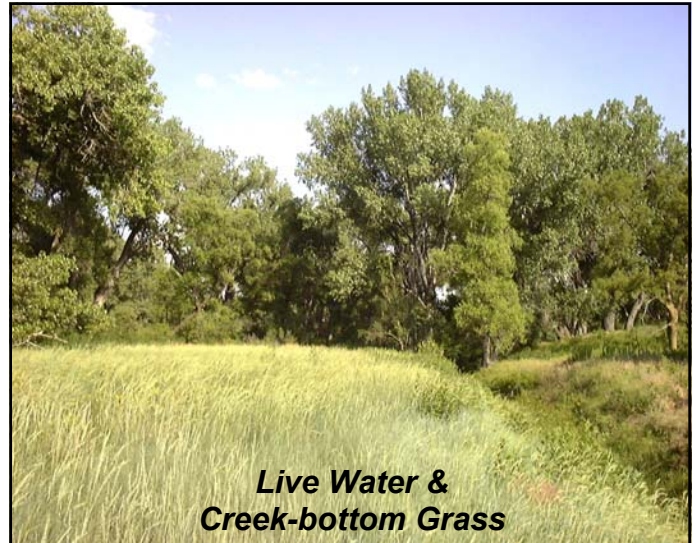


2,138± Acre Yuma County Ranch



Scenic Hard-land Grass



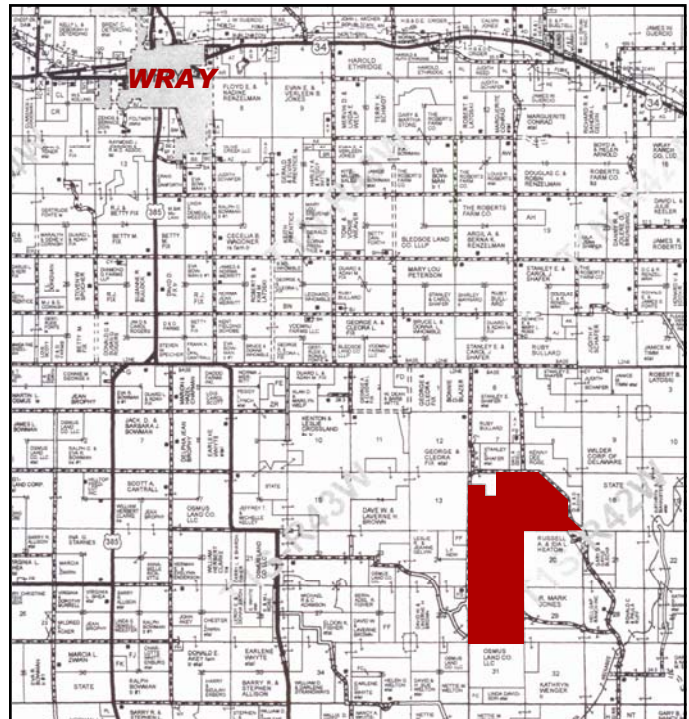
*Live Water &
Creek-bottom Grass*

This excellent eastern Colorado ranch includes: 1,773.7± ac. grass, 175.9± ac. dry cropland, 173.6± ac. expired CRP & 14.8 ac. CRP. The ranch includes an 1,144 sf, remodeled 3-bedroom 1 bath home and features steel corrals, 5 divided pastures and two wells with water piped to seven underground tanks. Also enjoy terrific hunting with abundant deer and turkey. You must consider this fine ranch located 6 mi. East and 7.5 mi. South of Wray, CO.

2,138± Total Acres

- ♦ **1,773.7± Ac. Scenic Native Grass**
 - **Creek-bottom w/ Live Water**
 - **5 Pastures**
 - **2 Wells**
 - **Piped Water to 8 Tanks**
- ♦ **173.6± Ac. Exp. CRP (farm or graze)**
- ♦ **14.8± Ac. CRP (1 Yr. @ \$32/Ac.)**
- ♦ **175.9± Ac. Dry Land Farmground**
- ♦ **Ranch Home**
 - **1,144 sf, 3 Bedrooms, 1 Bath**
- ♦ **Steel Corrals, Older House & Garage**
- ♦ **Abundant Wildlife - Deer & Turkey**
- ♦ **No mineral production on the property & Seller is reserving minerals**

Reese W. Shay, Listing Broker
970-630-5006 cell



2010 TAXES: \$1,585.48

LISTED PRICE: \$1,400,000



SHAY REALTY, INC.

Serving Kansas, Colorado & Nebraska
107 E. Washington St., P.O. Box 576, St. Francis, KS 67756
www.shayrealty.com

This information, while not guaranteed, is from sources believed to be reliable.



***Live Water &
Creek-bottom Grass***



Scenic Hard-land Grass



***Hills and Valleys
With Springs and Wildlife***



***Nice Steel Corrals for Working
Cattle or Loading Out***



***1,144 sf Ranch House
3 Bedroom, 1 Bath***



***Bottom Grass and Trees
Great Turkey and Deer Habitat***

