

8,046 +/- ac in NW Morgan County, CO Scenic High Plains Working Cattle Ranch

CONTACT . . . Marc Reck, Broker

Reck Agri Realty
Farm/Ranch Real Estate & Auction

302 N. 3rd St. P.O. Box 407 Sterling, CO 80751 (970) 522-7770 or 1-800-748-2589 marcreck@reckagri.com www. reckagri.com

## Property Information ...

LOCATION:

From Weldona, CO the Wildcat Ranch is 1/2 mi east, 11 mi north on CR 10 to entrance of ranch headquarters. The Wildcat Ranch is strategically located being 75 mi to Denver, 60 mi to Denver International Airport, 45 mi east of Greeley, 45 mi east of Ft. Collins, 22 mi northwest of Ft. Morgan, & 45 minutes west of Sterling.

LEGAL:

(Deeded) N1/2SW1/4, SE1/4SW1/4, & SW1/4SE1/4 of 7; W1/2 of 17; E1/2, SW1/4, & E1/2NW1/4 of 18; All of 19; W1/2 of 20; W1/2NW1/4, NE1/4NW1/4, & NW1/4SW1/4 of 29; NE1/4 & W1/2 of 30; & NW1/4 of 31; T6N, R58W. All of 11; W1/2 of 12; NW1/4 & S1/2 of 13; E1/2E1/2 & W1/2SE1/4 of 14; All of 23; All of 24; All of 25; All of 26; & E1/2 of 35; T6N, R59W.

(Private Lease) NE1/4 of 13, T6N, R58W; SW1/4SW1/4 of 7 & W1/2NW1/4 of 18: T6N, R58W.

ACREAGE:

7,801 Acres +/- Deeded

245 Acres +/- Private Lease
8,046 Acres +/- Total

TAXES:

2009 Real Estate Taxes payable in 2010: \$5,521.52

LAND TENURE:

The terrain varies with rolling hills, canyons to sub-irrigated bottomland along Wildcat Creek. The primary native grasses include buffalo, side oats and blue grama, bluestem, sanddrop, needle and thread, and other misc. grasses. The Wildcat Creek drainage provides live water throughout the entire ranch. In addition, there are 2 tanks with solar pumps, 1 windmill, several small reservoirs, spring fed ponds along Wildcat Creek, and 3 submersible wells providing water for domestic use and 9 tanks via pipeline. The ranch is fenced with 8 pastures and 3 - 200-acre traps. The pastures vary in size from 600 to 1,500 acres and operated within a modified rotational grazing system. The average rainfall in the past 10 years has been 15 inches per year. Elevation varies from 4,300 to 4,800 ft.

The following USDA programs are currently in effect:

- (1) WHIP (Wildlife Habitat Improvement Program), expires in 2010.
- (2) CSP (Conservation Security Program), expires in 2014 & 2015, \$7,000 +/- per year.
- (3) EQIP Program, expires in 2011, assist in pasture care.
- (4) GRP, (Grassland Reserve Program), Conservation Easement on 1,440 acres, expires in 2030. Easement allows full agricultural structures and use and but no domestic structures. Easement is terminated upon expiration. \$10,100 per year income.

**IMPROVEMENTS:** 

Main residence: 3,000 sq. ft. stone and stucco home, 3 bedrooms, 3 baths, fireplace, 3 car garage, 1/4 basement built in 2000. Very private and beautiful location.

2nd residence: 1,500 sq. ft. home, 3 bedrooms, 1 bath, and remodeled with air conditioning in 2001.

Horse barn w/apartment: 2,400 sq. ft. Morton barn with 500 sq. ft. 1 bedroom, 1 bath apartment built in 1999. Barn insulated, heated, full cement alleyway, wash rack, indoor hay storage, 1 bay garage, saddle room, and 4-12' x 12' box stalls with 30'x 24' runs. Heated water in all pens and stalls

Misc buildings: Smaller barn with saddle room, tie stall and one box stall with adjacent pens and automatic waterers. Loafing shed with large pen. Shop/garage with automatic garage doors, 1/2 cement floor.

Horse/Cattle working facilities: Holding and sorting pens, loading chute, trailer load-out, tub working alley with hydraulic chute, and a 20,000 IU Cardinal scale. Pens are pipe with steel gates, automatic waters, and hydrants. The 200' x 110' arena adjoining the working facility is used for gathering cattle and includes 6 ft. high stockade fencing, roping calf chutes and roping boxes. Adjacent 120 ft. round pen and an additional 40 ft. colt round pen has been used for breaking and training of cutting horses. All facilities are new or rebuilt.

Utilities: Lawns at headquarters and homes watered by automatic sprinkler systems. Satellite television and internet are in place. Septic systems are new or less than 8 years old. Electricity provided by Morgan County REA. 25 KW Generator provides backup power in the event of a power outage.

**MINERAL RIGHTS:** 

Seller owns approximately 25% of the mineral rights and the conveyance of this ownership is negotiable. There are 4 oils wells on the property.

PRICE:

\$3,800,000

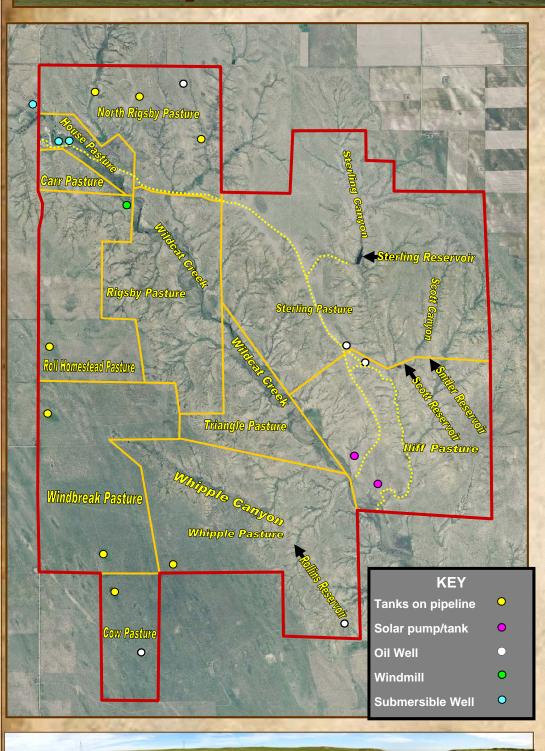
TERMS:

Cash to Seller.

**COMMENTS:** 

With the Seller commitment to stewardship and conservation practices along with the improvements made to the ranch, Wildcat Ranch is now a highly productive ranch operated with minimal labor. Seldom does a property like the Wildcat Ranch become available for sale where the Seller has taken such pride of ownership in how the property is operated, maintained, and cared for. The Wildcat Ranch is private, secluded, easy commute to Denver and the Front Range, and is truly a unique, beautiful high plains ranch.





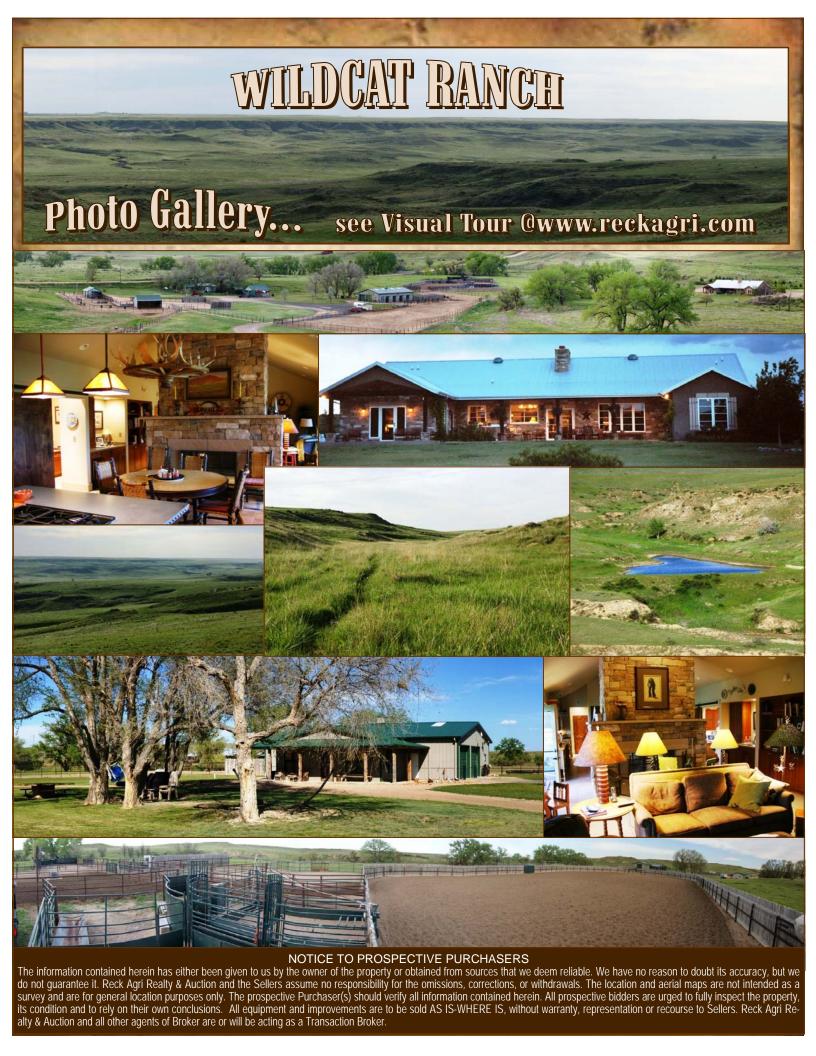












## State & Area Location Maps STATE LOCATION MAP Wildcat

Reck Agri Realty & Auction P.O. Box 407 Sterling, CO 80751

Address Service Requested

www.reekagrit.com

