

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

Address Service Requested



WHISKEY SPRINGS
Excellent HUNTING LAND



WHISKEY SPRINGS
Excellent HUNTING LAND



1,113 ACRES
DUCK, GOOSE &
UPLAND HUNTING

www.reckagri.com

LOGAN & SEDGWICK COUNTIES, CO



1,113 ACRES
DUCK, GOOSE,
& UPLAND HUNTING
IMPROVEMENTS
NEAR JUMBO RESERVOIR &
SOUTH PLATTE RIVER

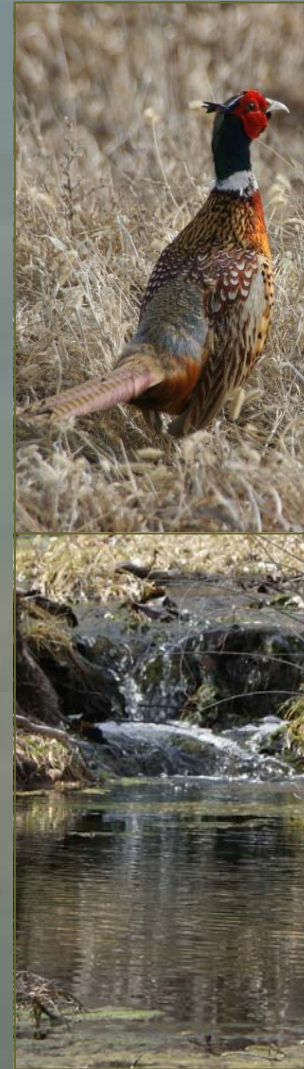
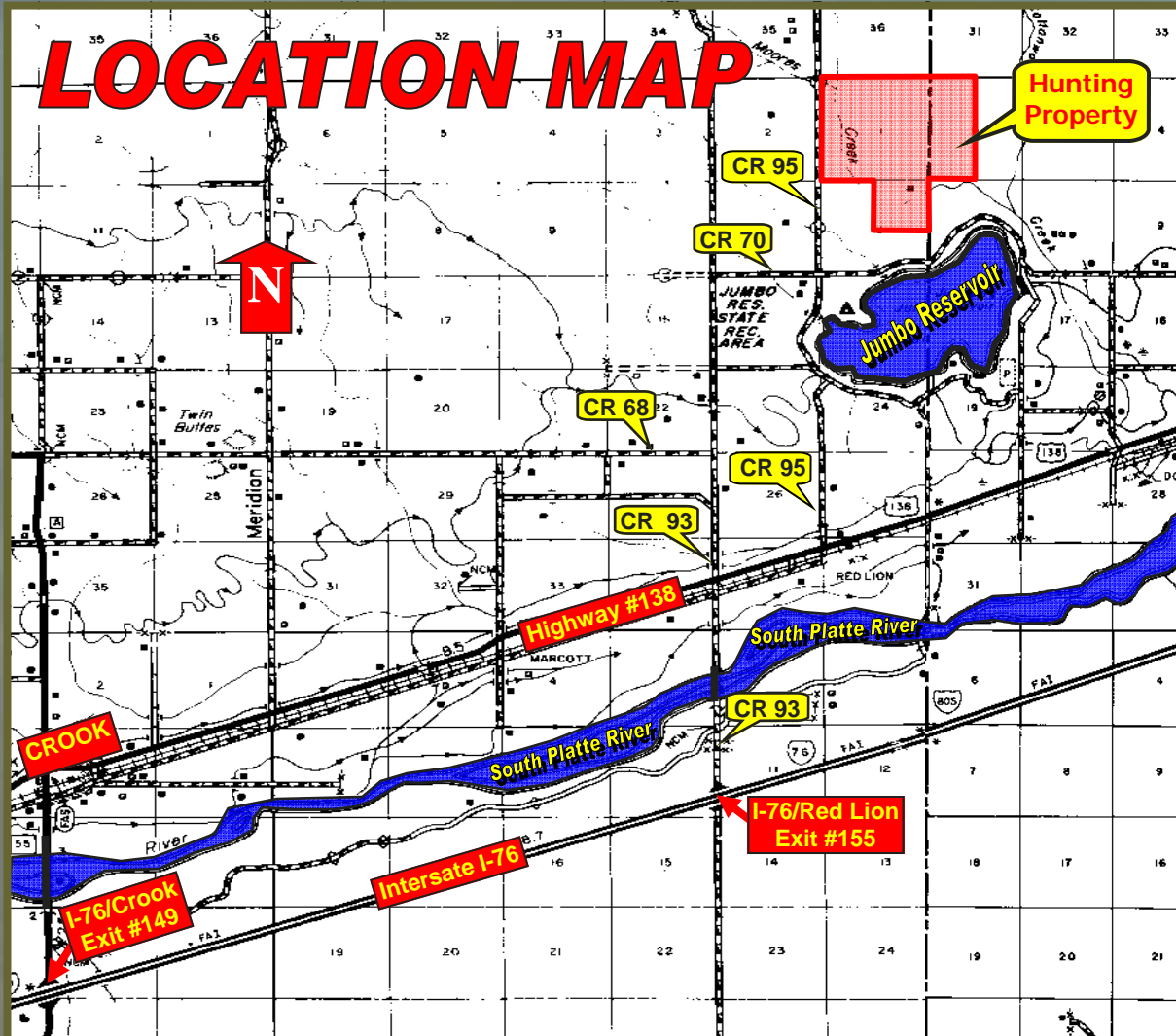
FOR FURTHER INFORMATION CONTACT . . . Marc Reck, Broker

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

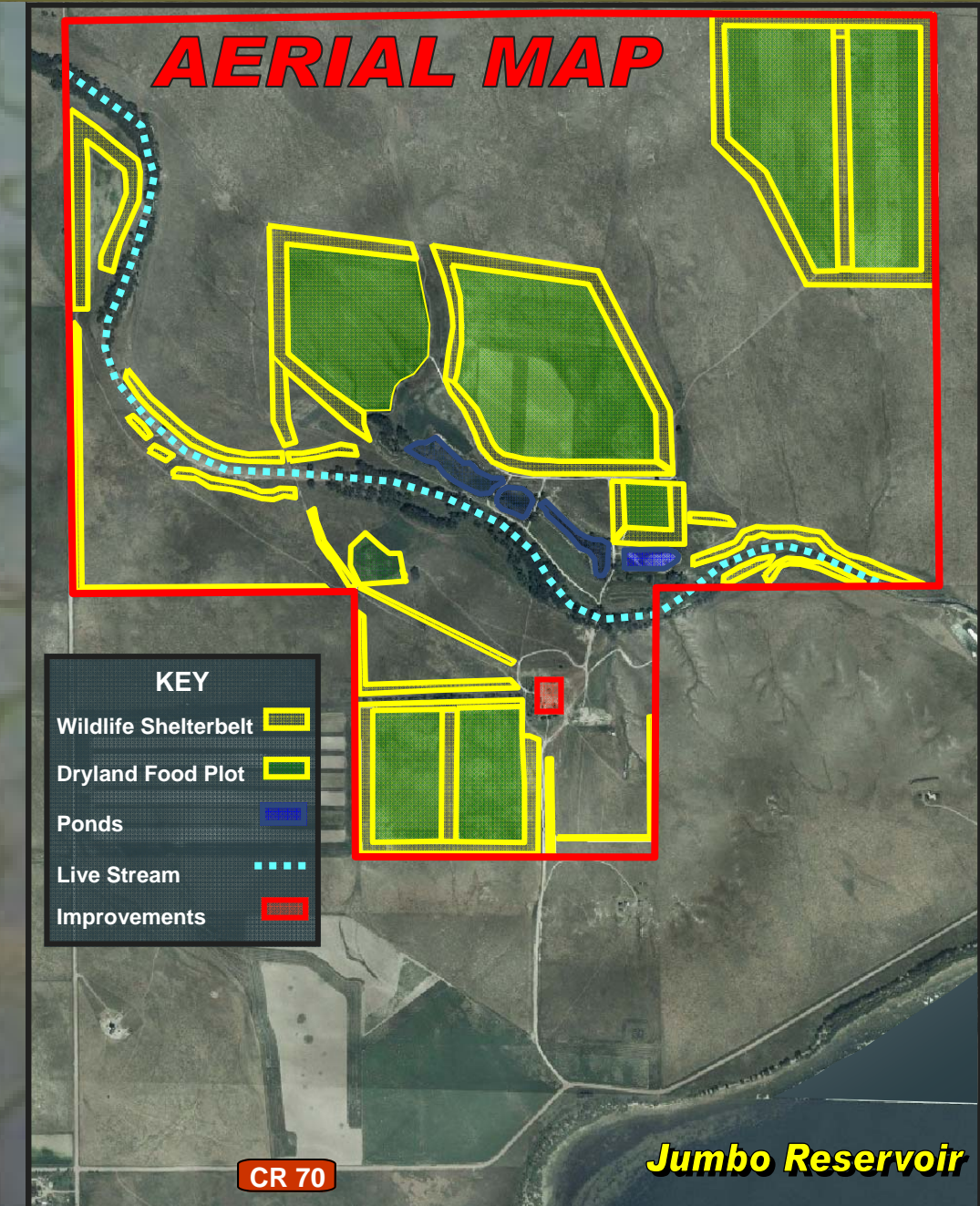


FOR VISUAL TOUR OF THE PROPERTY, INFORMATION VISIT OUR WEBSITE @ www.reckagri.com



LOCATION: From Crook, 6 mi NE on Hwy #138 to CR 93, 3 1/2 mi north on CR 93 to CR 70, 1 1/2 mi east on CR 70, 1/2 mi north to south property line OR From I-76/Red Lion Exit #155, 5 1/2 mi north on CR 93 to CR 70, 1 1/2 mi east on CR 70, 1/2 mi north to south property line.

LEGAL DESCRIPTION: All of 1, NE1/4 of 12, in T12N, R48W of the 6th PM; and W1/2 of 6, in T12N, R47W of the 6th PM



Jumbo Reservoir

CR 70

ACREAGE: 1,113 Acres. The Whiskey Springs Hunting property is a unique, diversified, and multi purpose hunting property located in Northeast Colorado just a short distance from I-76 and I-80 and 110 miles NE of Denver, CO. Strategically located 3/4 mile north of Jumbo Reservoir, 4 1/2 miles north of the South Platte River, and in an area which includes thousands of acres of irrigated corn, CRP, and dryland & irrigated wheat, providing a major DUCK and GOOSE FLYWAY and UPLAND HUNTING. With the open waters of the Jumbo Reservoir and the live stream which feeds 4 stocked ponds on the Whiskey Springs Property, it is a safe haven for waterfowl. Whiskey Springs location and safe haven environment combined with over 206 acres of food plots planted to dryland alfalfa, wheat, millet & corn, 11 Goose pits, and with over 90 miles of trees planted within wildlife shelterbelts on the property, providing an ideal waterfowl and upland hunting experience. This hunting experience includes Canadian & Snow Geese, the following species of ducks: Mallards, Blue Wing Teal, Green Wing Teal, Wood Duck, Golden Eye, and assorted Divers and Paddlers, Pheasant, and other upland game birds of your choice as there are numerous game bird farms in the area. Whiskey Springs operates with a commercial park permit which allows upland hunting from September 1 to March 31. The Whiskey Springs Property lends itself to other opportunities which compliment the waterfowl and upland hunting experience such as hosting state, regional, and national Hunting Dog Trials; Weddings; Reunions; and is outfitted for Handicap Accessible hunting. Improvements for overnight lodging and support staff include 4 bedroom home, 3 bedroom bunkhouse, dog kennels, bird cleaning facility, barn, and shop.

REAL ESTATE TAXES: \$1,509.79 (2009 taxes payable in 2010) **ASKING:** \$1,450,000