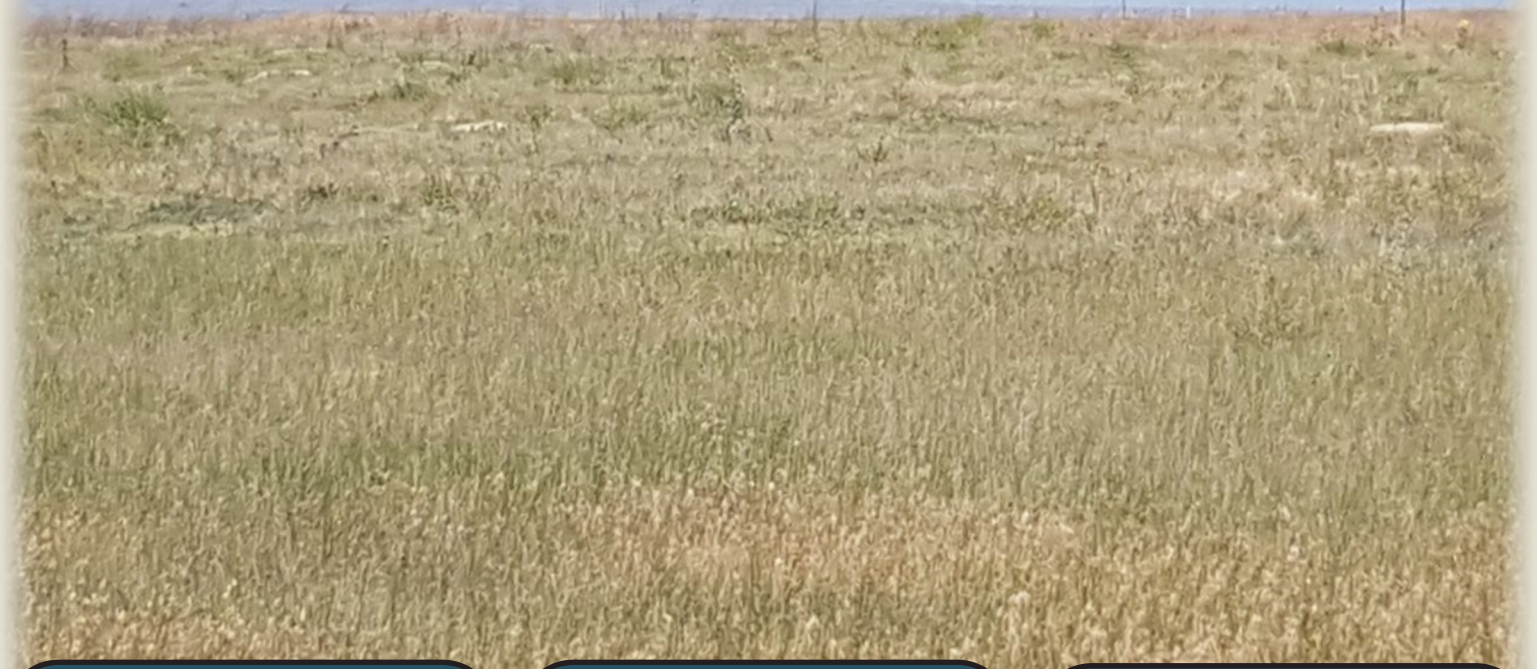


SVACINA PASTURE FOR SALE

LOGAN COUNTY, CO

78+/- Acres Pasture



535 E Chestnut, PO Box 407
Sterling, CO 80751
970-522-7770
1-800-748-2589



RECK AGRI
REALTY & AUCTION

For Further Information Contact:
Troy Vogel, Associate Broker or Marc Reck, Broker

tvogel@reckagri.com
Visit: www.reckagri.com



PROPERTY INFORMATION

LOCATION: From Sterling, CO, Highway 14 west 6 mi to CR 25, 5 mi north on CR 25 to CR 38, .25 mi east on CR 38 to CR 25, 2 mi north on CR 25 to CR 42, 1 mi west on CR 42 to CR 23, 1.75 mi north on CR 23 to the southwest corner of the property. Property lies on east side of CR 23.

LEGAL DESCRIPTION: SW1/4SW1/4 of Section 12, Township 9 North, Range 54 West of the 6th P.M., Logan County, Colorado;
NW1/4NW1/4 of Section 13, Township 9 North, Range 54 West of the 6th P.M., Logan County, Colorado;

ACREAGE: 78.1+/- Acres Pasture

LAND USE: Livestock grazing, cow/calf operation

TAXES: 2016 real estate taxes due in 2017: \$45.72

TENURE: Soils consist primarily of Class IV. Terrain is rolling with 0 to 9% slopes.

MINERAL RIGHTS: Seller to convey all owned mineral rights to Buyer.

WATER WELL: 1 non-operational windmill water well.

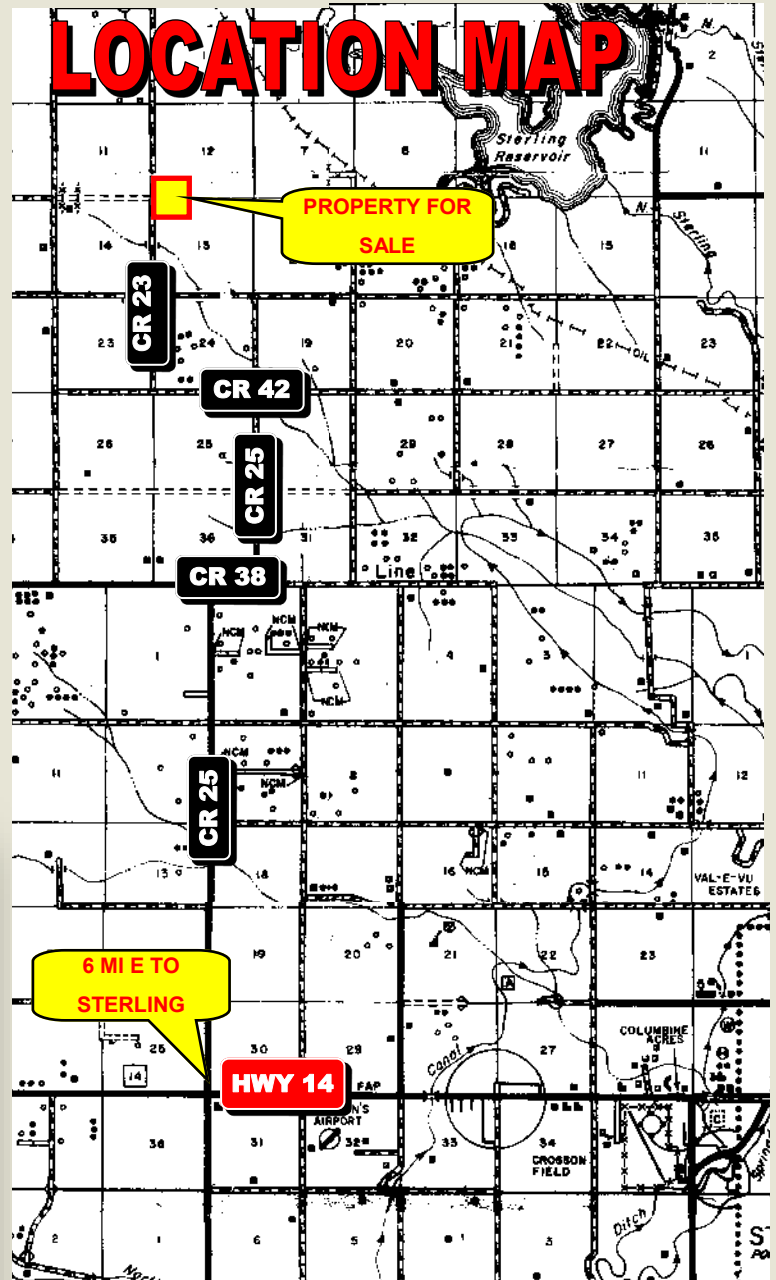
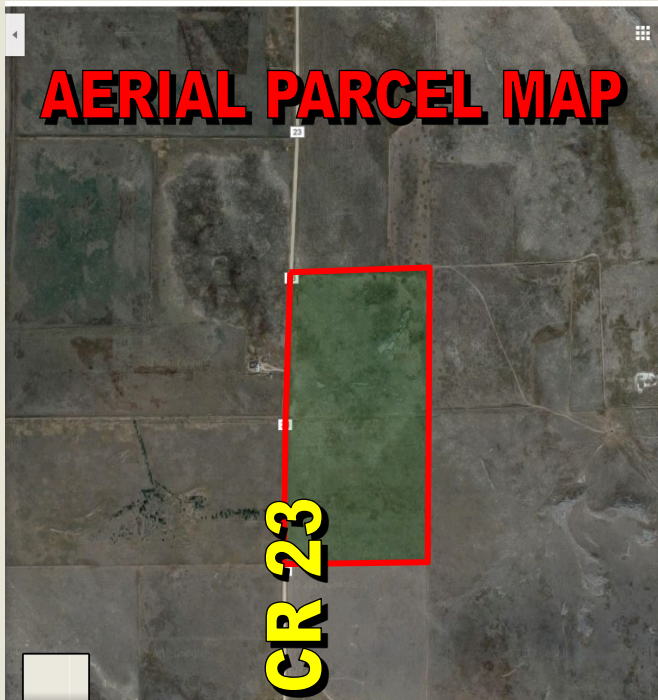
POSSESSION: Possession upon closing.

ASKING PRICE: \$50,000

TERMS: Good funds at closing.



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 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. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker.

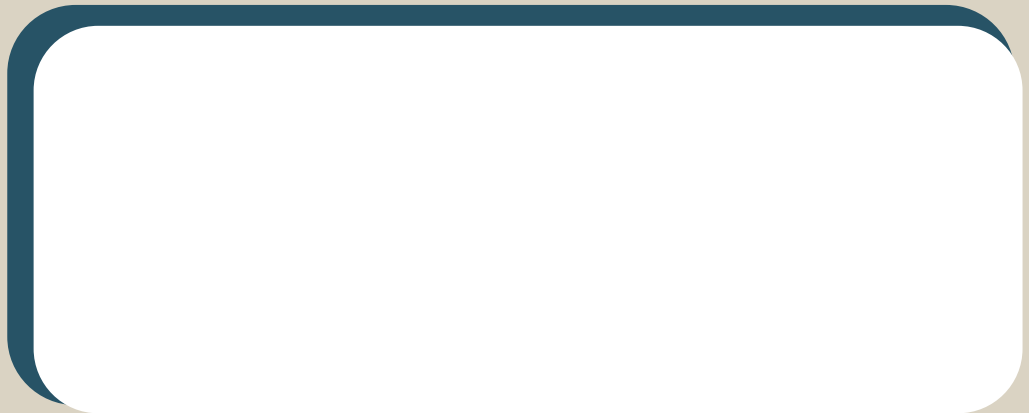
Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751

Watch LIVE Auctions on
www.reckagri.com



ADDRESS SERVICE REQUESTED

www.reckagri.com
"Like Us on Facebook & "Follow Us" on Twitter



SVACINA PASTURE FOR SALE

LOGAN COUNTY, CO

78+/- Acres Pasture

