BRIGGSDALE, CO CRP LAND FOR SALE

WELD COUNTY, CO

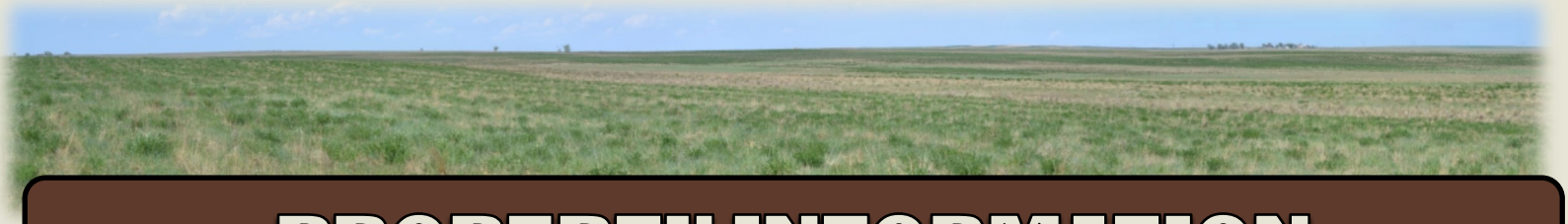
319.3+/- Acres CRP

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

RECK AGRI REALTY & AUCTION

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

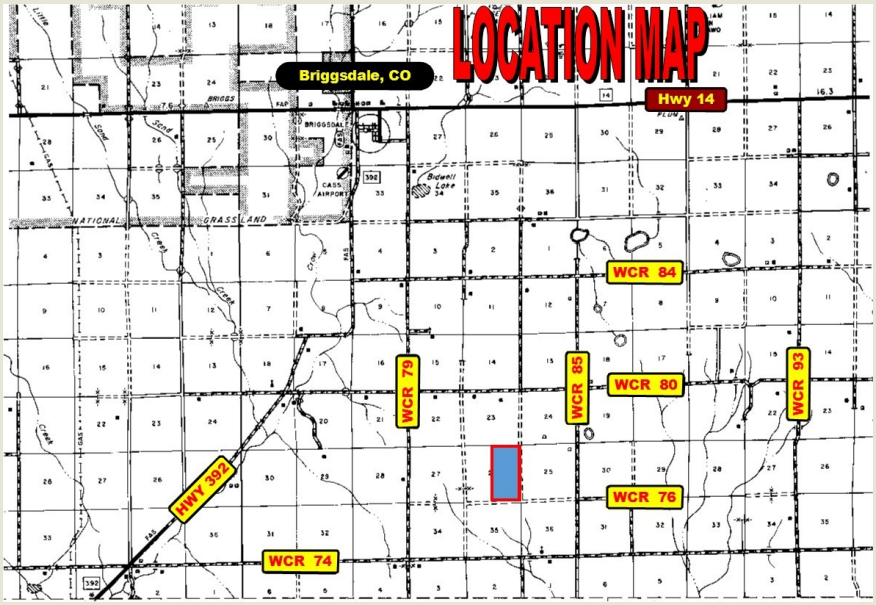
For Further Information Contact:
Troy Vogel, Associate Broker or Marc Reck, Broker



PROPERTY INFORMATION

LOCATION:	From Briggsdale, CO, Hwy 392 (CR 77) south 3 miles to WCR 84, east on WCR 84 for 1 mile to WCR 79, south on WCR 79 for 2 miles to WCR 80, east on WCR 80 for 3 miles to WCR 85, south on WCR 85 for 2 miles to WCR 76, west on WCR 76 for 1 mile to the southeast corner of the property.
LEGAL DESCRIPTION:	E1/2 of Section 26, Township 7 North, Range 62 West of the 6th P.M., Weld County, CO.
ACREAGE:	319.3+/- Acres CRP
LAND TENURE:	Conservation Reserve Program; Livestock Grazing, Haying & Dryland Farming when CRP contract expires.
FSA INFORMATION:	CRP contract #10336 w/annual payment of $9,062 at $28.38 per acre. Contract expires 09-30-2022. Practice # CP2.
TENURE:	Soils consist of Class IV & Class VI, 0 to 9 percent slopes.
TAXES:	2017 real estate taxes due in 2018: $467.64.
MINERAL RIGHTS:	Seller reserving all owned mineral rights.
POSSESSION:	Possession upon closing.
ASKING PRICE:	$205,000
TERMS:	Good funds at closing.

PROPERTY PHOTOS | MAPS



NOTICE TO PROSPECTIVE BUYER

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