

# LOGAN COUNTY DRYLAND FOR SALE

LOGAN COUNTY, CO  
DRY CROPLAND  
98.22+/- Acres  
Listing #192043



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



For Further Information Contact:  
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Visit: [www.reckagri.com](http://www.reckagri.com)





# PROPERTY INFORMATION

<b>OVERVIEW:</b>	Small tract of dry cropland in productive area with good access to local grain markets. Excellent opportunity to add to your existing operation.
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<b>LOCATION:</b>	From Fleming, 8.5 miles south on CR 79 (blacktop) to CR 18, then 1 mile west to NE corner of property.
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<b>LEGAL DESCRIPTION:</b>	Parcel in the NE1/4 of Section 29, Township 7 North, Range 49 West of the 6th PM in Logan County, CO. Call listing office for complete legal description.
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<b>ACREAGE:</b>	95.93+/- Acres Dryland 2.29+/- Acres Roads 98.22+/- Acres Total
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<b>LAND TENURE:</b>	Nearly level to gently rolling terrain with primarily Rago and Platner loam soils.
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<b>FSA INFORMATION:</b>	95.9 acres wheat base w/ 31 bu PLC yield.
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<b>TAXES:</b>	2018 real estate taxes paid in 2019: \$328.38; 2019 real estate taxes due in 2020 to be paid by Seller.
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<b>MINERAL RIGHTS:</b>	Seller to convey all OWNED mineral rights to Buyer(s).
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<b>GROWING CROPS:</b>	None.
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<b>POSSESSION:</b>	Upon closing.
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<b>ASKING PRICE:</b>	\$120,000
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<b>TERMS:</b>	Good funds upon closing.
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<b>COMMENTS:</b>	Land currently in wheat stubble.
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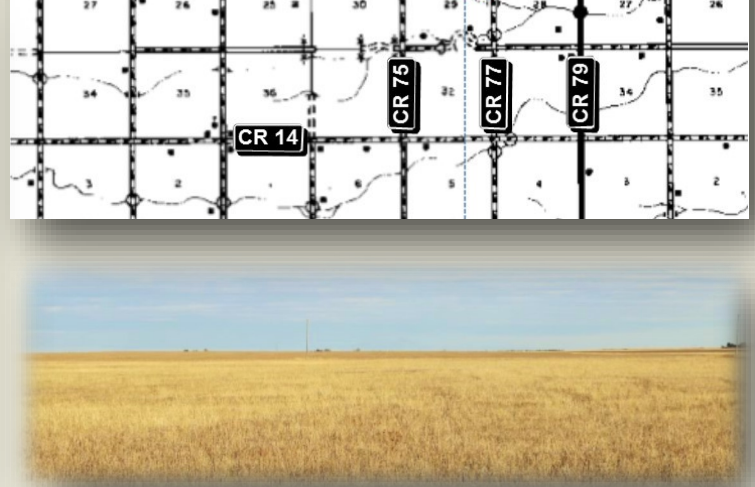
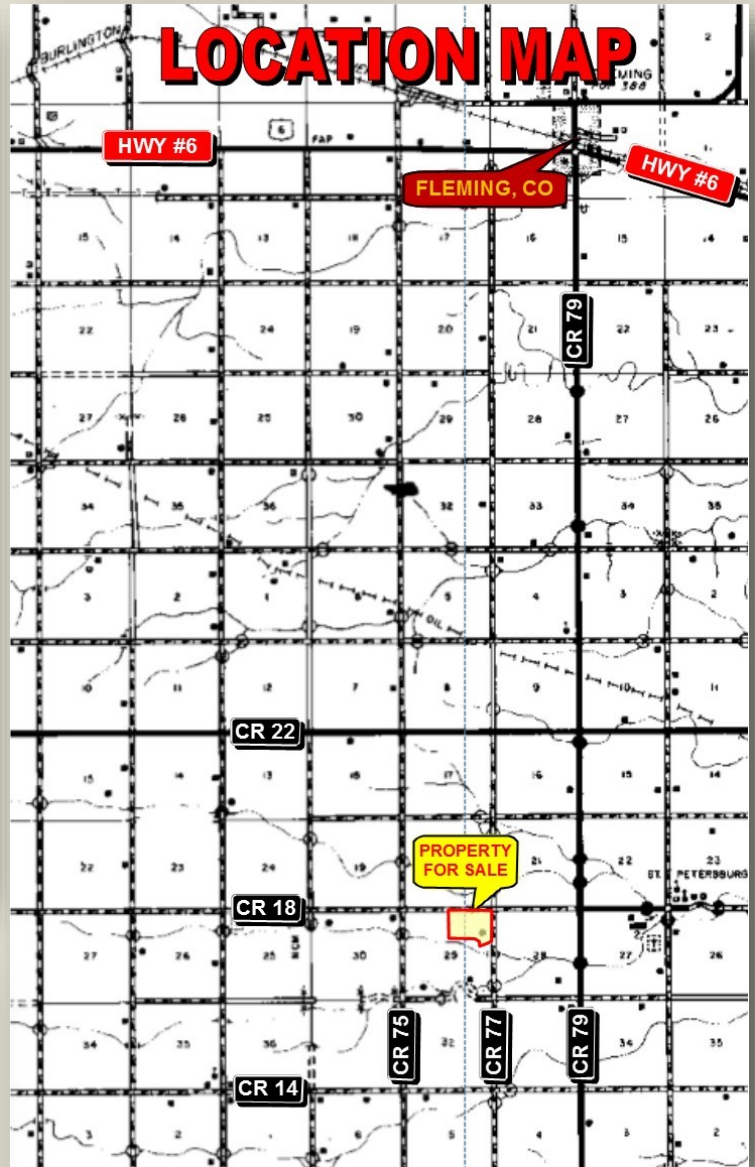


# PROPERTY PHOTOS | MAPS

## AERIAL MAP



## LOCATION MAP



### NOTICE TO PROSPECTIVE BUYER

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Reck Agri Realty & Auction  
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