

# YUMA COUNTY LAND FOR SALE

**320+/- Acres**

CRP & GRAVEL PIT  
YUMA COUNTY, CO



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



**RECK AGRI**  
REALTY & AUCTION

For Further Information Contact:  
Ben Gardiner, Associate Broker or Marc Reck, Broker

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Visit: [www.reckagri.com](http://www.reckagri.com)



# PROPERTY INFORMATION

## LEGAL DESCRIPTION:

**U/C**  
**SOLD**  
Parcel #1: SW1/4 of 20, T5N, R48W of the 6th P.M., Yuma County, CO.  
Parcel #2: SE1/4 of 8, T5N, R48W of the 6th P.M., Yuma County, CO.  
Parcel #3: N1/2SW1/4 & SW1/4SW1/4 of 14, T5N, R48W of the 6th P.M., Yuma County, CO.

## LOCATION:

**U/C**  
**SOLD**  
Parcel #1: From Yuma, CO: 15.5 miles N to CR 54, 2.3 miles W to CR D, 2 miles N to CR 36 to SW corner of the property.  
Parcel #2: From Yuma, CO: 15.5 miles N to CR 54, 1.3 miles W to CR E, 4 miles N to the SE corner of the property.  
Parcel #3: From Yuma, CO: 19.3 miles N to SW corner of the property.

## ACREAGE:

**PARCEL #1:**  
159.07+/- Acres CRP  
.93+/- Acres Grass & Roads  
160.00+/- Acres Total

**PARCEL #2:**  
73.16+/- Acres CRP  
87.28+/- Acres Gravel Pit, Grass & Roads  
160.44+/- Acres Total

**PARCEL #3:**  
81.52+/- Acres CRP  
37.57+/- Acres Pasture, Trees & Roads  
119.09+/- Acres Total

**U/C**  
**SOLD**

## LAND USE:

Conservation Reserve Program, Gravel Pit & Hunting

## FSA INFORMATION:

**U/C**  
**SOLD**  
Parcel #1: CRP contract for 159.07 acres w/annual payment of \$7,207 @ \$45.31 per acre. Contract expires 09-30-2023.  
Parcel #2: CRP contract for 73.16 acres w/annual payment of \$3,925 at \$53.65 per acre. Contract expires 09-30-2026.  
Parcel #3: CRP contract for 81.52 acres w/annual payment of \$4,297 at \$52.71 per acre. Contract expires 09-30-2026.

## TAXES:

Parcel #1: 2018 real estate taxes paid in 2019: \$420.28—**U/C**  
Parcel #2: 2018 real estate taxes paid in 2019: \$294.70  
Parcel #3: 2018 real estate taxes paid in 2019: \$273.86—**SOLD**

## MINERAL RIGHTS:

Seller reserving all owned mineral rights.

## POSSESSION:

Possession upon closing.

## ASKING PRICE:

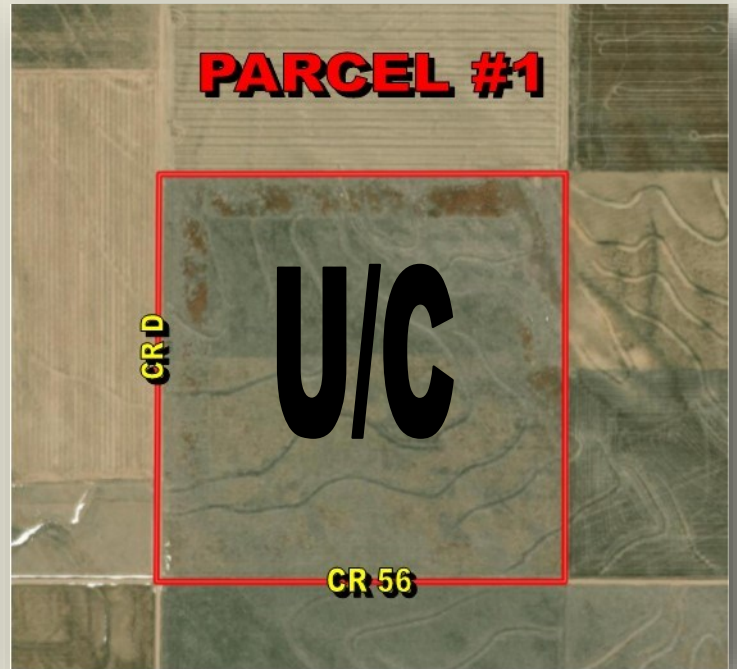
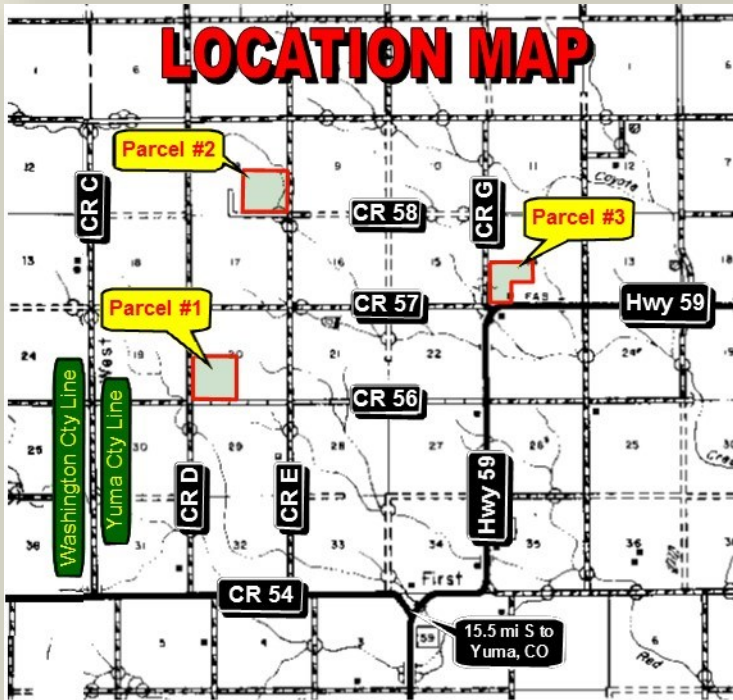
Parcel #1: \$190,000—**U/C**  
Parcel #2: \$110,000  
Parcel #3: \$136,000—**SOLD**

## TERMS:

Good Funds upon closing.



# PROPERTY PHOTOS | MAPS



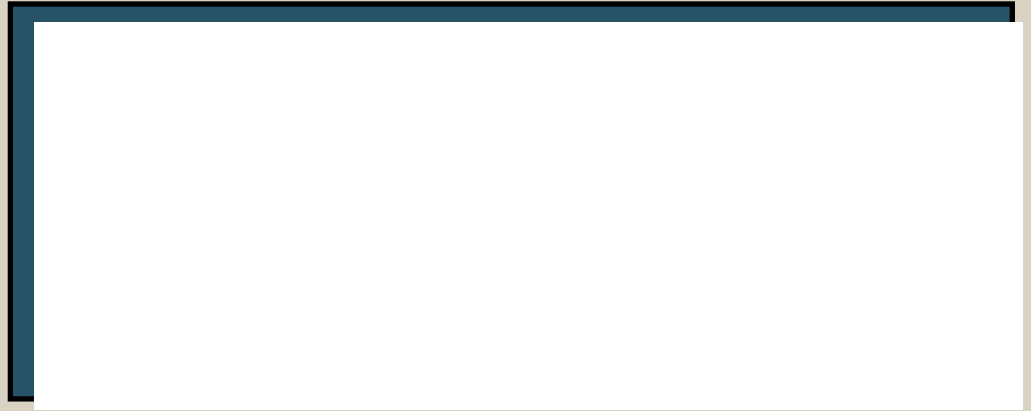
## NOTICE TO PROSPECTIVE BUYER

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Reck Agri Realty & Auction  
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