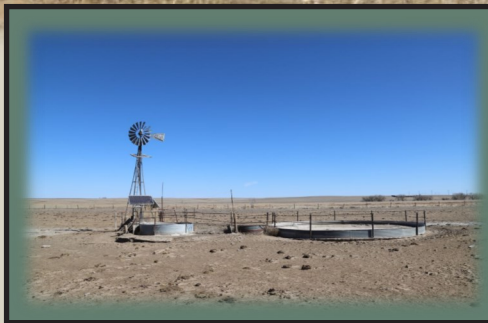


LAND FOR SALE

PALMER LAND & CATTLE PASTURE

MORGAN
COUNTY, CO

1,949+/- Acres
Listing #192056



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



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

Visit: www.reckagri.com





PROPERTY INFORMATION

OVERVIEW: Sandhill pasture unit in southwestern Morgan County. In addition to grazing, this unit has an abundant supply of mule deer and antelope migrating through it; there is also opportunity for predator hunts. Outbuildings and yard for possible home site.

LOCATION: Approximately 16+/- miles southwest of Fort Morgan, CO.

PHYSICAL ADDRESS: 6877 County Road 14, Fort Morgan, CO 80701

LEGAL DESCRIPTION: All Section 31; N1/2, W1/2W1/2SW1/4 of Section 32; T2N, R58W AND W1/2 of Section 5; All of Section 6 T1N, R58W, Morgan County, Colorado.

ACREAGES: 1,949.0+/- ac Pasture

LAND TENURE: Gently rolling native sandhill pasture

IMPROVEMENTS: Quonset and open livestock shed

TAXES: 2019 real estate taxes due in 2020: \$2,072.32

WATER WELLS: Domestic/Stock Well Permits: #293437 (submersible pump) & #293436 (submersible pump); Stock Well Permit: #153683 (solar pump).

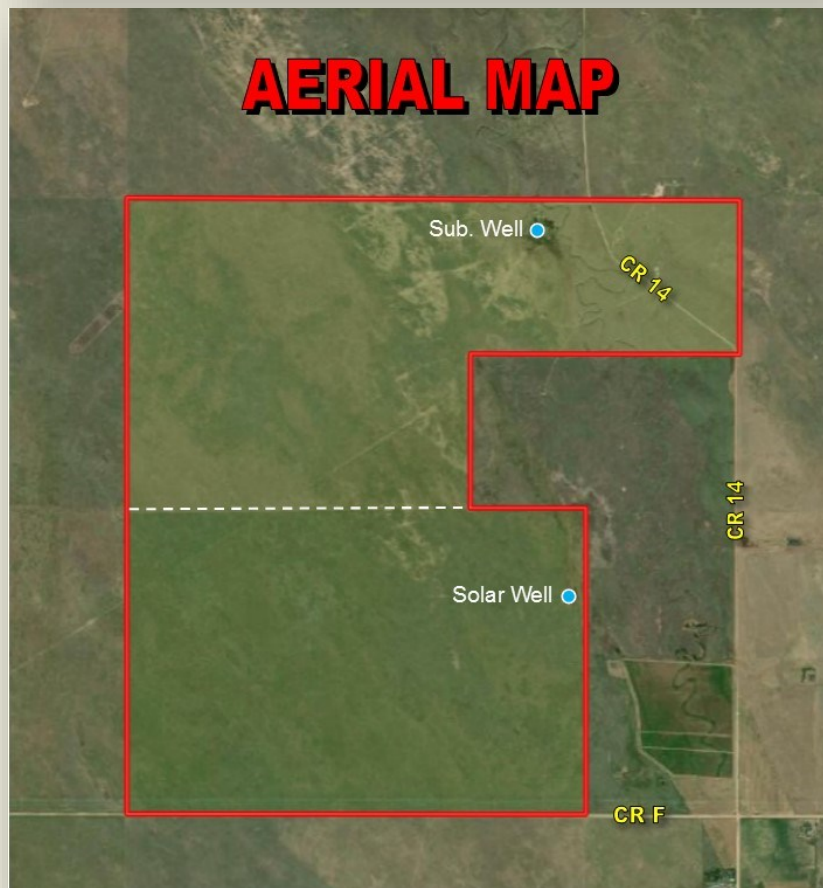
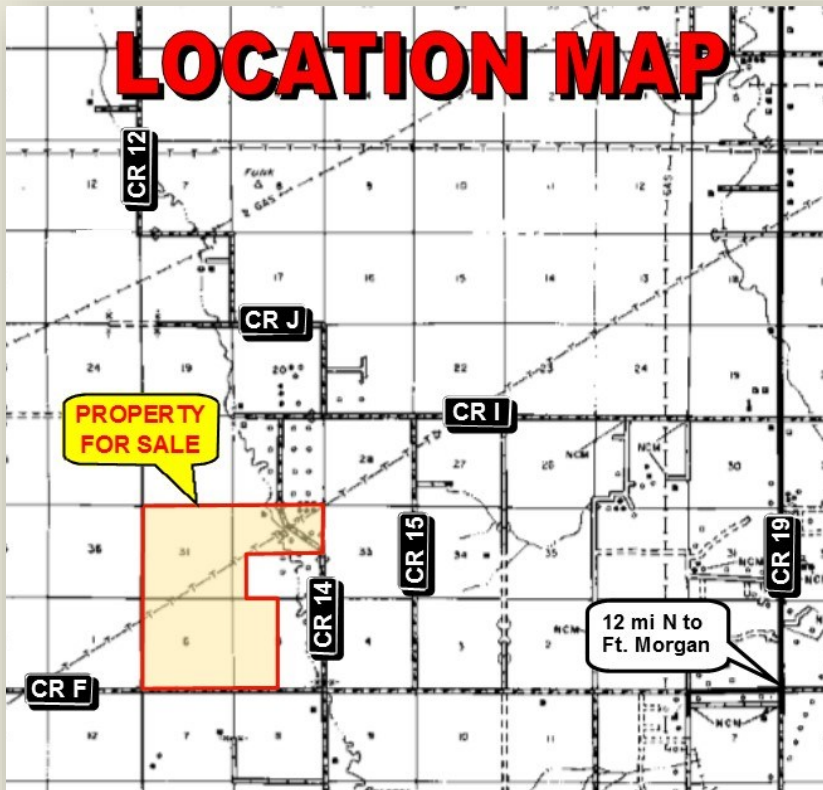
MINERAL RIGHTS: All OWNED mineral rights transferred to Buyer(s).

POSSESSION: Possession available for 2020 grazing season; otherwise negotiated depending on time of year property sells.

ASKING PRICE: \$1,560,000

TERMS: Good funds at closing.

PROPERTY PHOTOS | MAPS



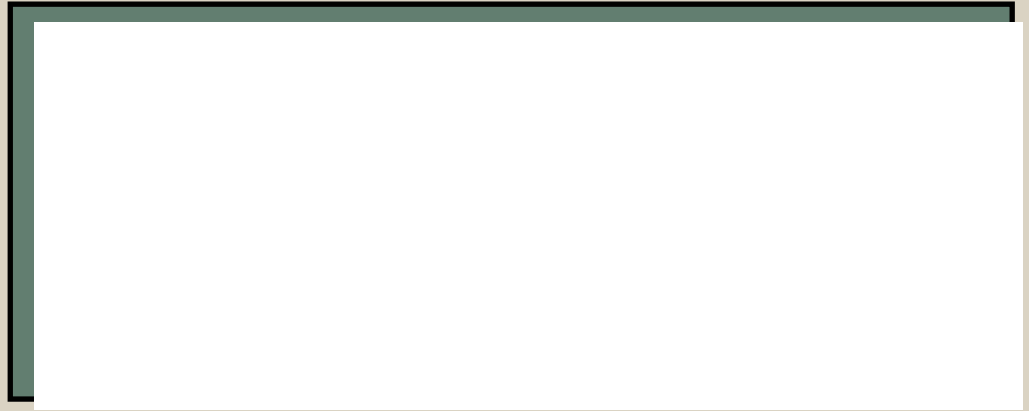
NOTICE TO PROSPECTIVE BUYER

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

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