

BEATRICE HARWIG LAND FOR SALE

PASTURE - CRP
CHEYENNE CTY, CO
1,337.8+/- Acres
Listing #192065



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



RECK AGRICULTURE
REALTY & AUCTION

For Further Information Contact:
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Visit: www.reckagri.com



PROPERTY INFORMATION

OVERVIEW:

Majority of the Harwig property is pasture with supporting improvements located 5 miles northwest of Kit Carson, CO (aka Parcel #1). Excellent opportunity to expand an existing operation and/or accommodate individuals with a smaller herd size. The balance of the property is CRP which is to expire 10/2020, located 6 miles northwest, 1/2 mile north of Kit Carson, CO (aka Parcel #2). Opportunity to convert to pasture or farm as dryland in the future.

ADDRESS:

Parcel #1: 15011 Hwy 287, Kit Carson, CO 80825
Parcel #2: Vacant land - no address

LEGAL DESCRIPTION:

Parcel #1: All of 34, SW1/4 of 35, S1/2SW1/4 of 26, S1/2SE1/4 of 27, All in T14S, R49W & all that part of the NW1/4 of 3 lying N of the Hwy #287 R/O/W, T15S, R49W.
Parcel #2: W1/2 of 28, T14S, R49W.

ACREAGE:

Parcel #1: 1,018.8+/- Acres pasture & improvements
Parcel #2: 318.9+/- Acres CRP
1.1+/- Acres Roads
320.0+/- Acres Total

LAND TENURE:

Parcel #1: Pasture is divided into 5 larger pastures with 3 smaller pastures surrounding the improvement site. Majority of the fence is 4 wire with 3 steel - wood post combination. Solar powered well provides water to 5 rubber tire tanks in pasture via pipeline and also provides water to the improvements.
Parcel #2: Level terrain currently enrolled in CRP program with the contract to expire in 10/2020. Buyer to receive the 2020 payment.

ESTIMATED TAXES:

Parcel #1: \$2,423.14
Parcel #2: \$693.9

IMPROVEMENTS:

Parcel #1; Main home is 1,095+/- sq ft, 3 bedroom, 1 bath home w/basement. Shop is 5,400+/- sq ft with the middle portion being insulated w/cement floor, north portion not insulated but has cement floor, south portion is open facing to the south for livestock protection. Building is well built with steel construction. Other out buildings are older and used for storage. Call listing office for items to be excluded from the sale.

POSSESSION:

Subject to existing lease. Possession 90 days after tenant is served lease termination.

MINERAL RIGHTS:

Seller to reserve 50% of OWNED mineral rights for 15 years or so long as production occurs.

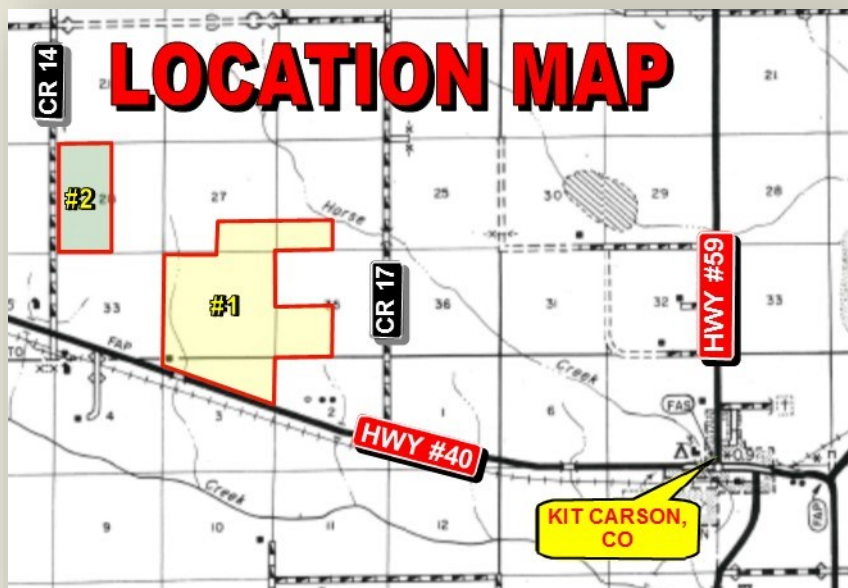
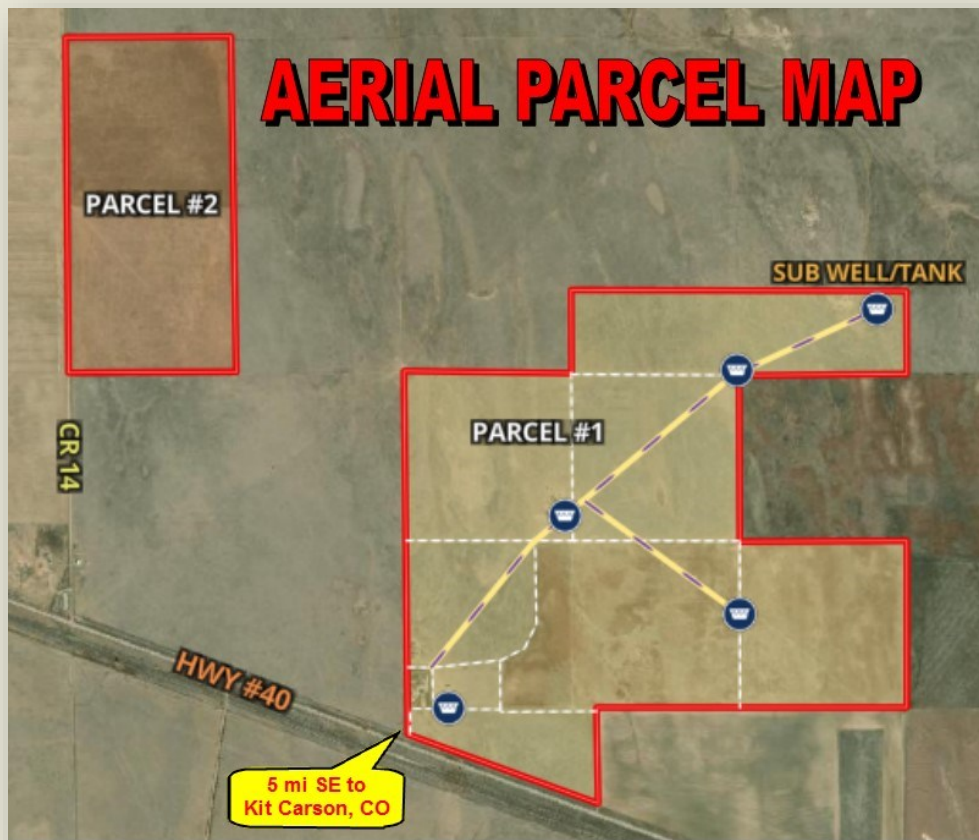
ASKING PRICE:

Parcel #1: \$645,000
Parcel #2: \$220,000

TERMS:

Good Funds upon closing.

MAPS | PROPERTY PHOTOS



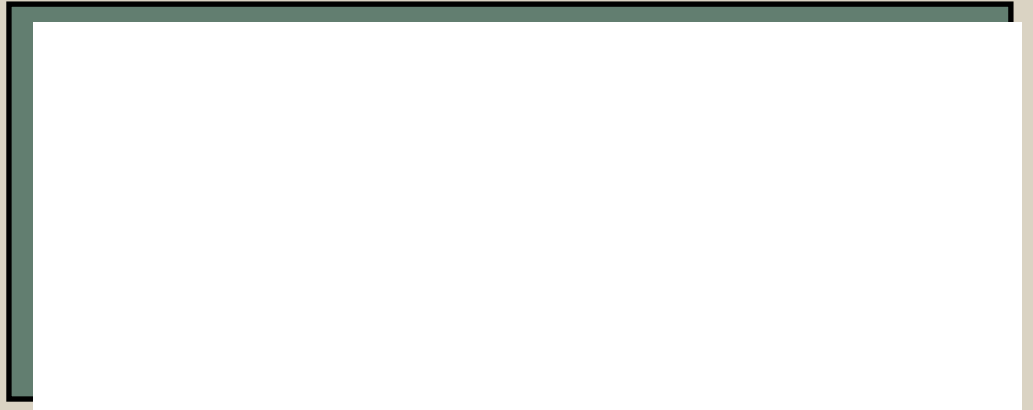
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ADDRESS SERVICE REQUESTED

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