

LAND FOR SALE >

# VEEMAN PASTURE

LOGAN COUNTY, CO >> 3,305± TOTAL ACRES



Listing #202102

**NATIVE SANDHILL PASTURE // 6 PASTURES // 5 SUBMERSIBLE WELLS - WINDMILL**



**For More Information, Contact:**

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# PROPERTY DETAILS

**OVERVIEW:**

Seldom does native sandhill pasture within 6 miles NE of Sterling, CO of this size and blocked together become available for sale. The combination of deeded and leased ground makes for an affordable and economical livestock operation. The perimeter of the property is fenced and cross fenced into 6 pastures with 5 submersible wells and 1 windmill. Adjoining pivot irrigated, feedlot, & improvements are for sale.

**LEGAL DESCRIPTION:**

Part of Sections 4, 5, 7, 8, 17, & 18, All of Section 9; All in T8N, R51W; and Parcel in Sections 13 & 24, T8N, R52W of the 6th P.M., Logan County, Colorado. Note: Above legal includes description of Colorado State Lease & complete legal is available upon request.

**ACREAGE:**

2,449.60± Acres Deeded Pasture  
855.90± Acres Colorado State Lease Pasture  
3,305.50± Acres Total

**COLORADO STATE LEASE:**

Seller to transfer Colorado State Lease #101493 to Buyer(s). Application fee, Consideration fee, and rent payment to be negotiated. Call listing office for copy and terms of said lease.

**LAND TENURE:**

Property is divided into 6 pastures. Livestock water provided by 5 submersible wells and 1 windmill.

**MINERAL RIGHTS:**

Seller to reserve 50% of OWNED mineral rights.

**POSSESSION:**

Possession upon closing.

**R/E TAXES:**

2019 R/E taxes paid in 2020: \$1,048.60  
Colorado State Lease Possessory Tax: \$108.00

**ASKING PRICE:**

\$1,820,000

**TERMS:**

Good funds at closing.

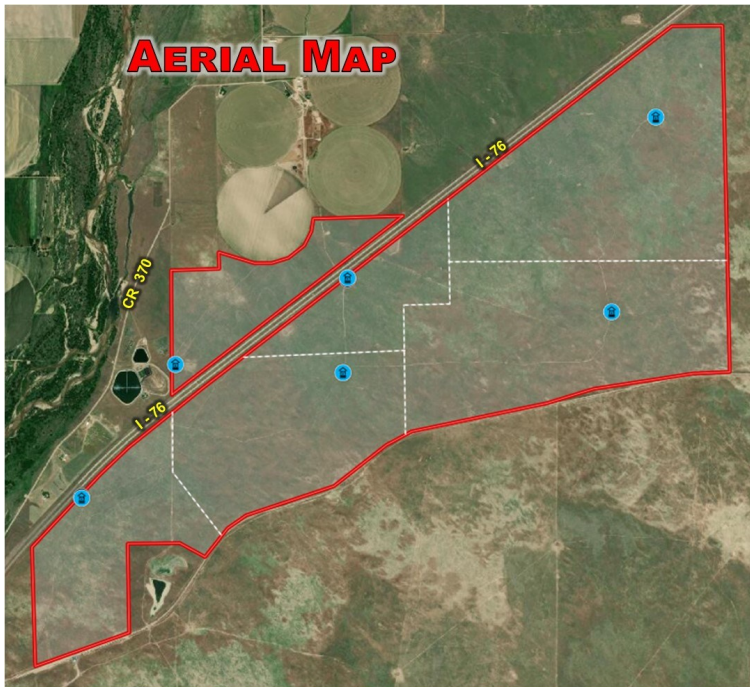
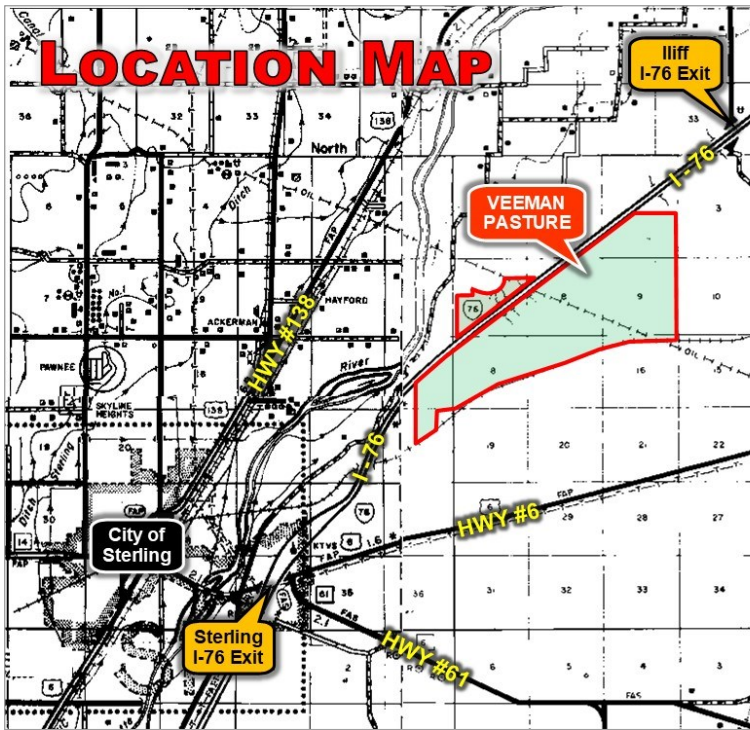
**NOTICE TO PROSPECTIVE BUYER**

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# PROPERTY MAPS + PHOTOS







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