

LAND FOR SALE >

SOUTH CENTRAL YUMA CTY PASTURE

YUMA COUNTY, CO >> 1,320± TOTAL ACRES



NATIVE SANDHILL PASTURE // CROSS FENCED // TWO WELLS



For More Information, Contact:

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PROPERTY DETAILS

OVERVIEW:	Native sandhill pasture cross-fenced into three pastures with multiple wells. Situated in South-Central Yuma County, approximately 22.5± mi southeast of Yuma, this pasture was not grazed in 2020 and is available for immediate possession.
LEGAL DESCRIPTION:	S1/2 of Section 23, W1/2 of Section 24, W1/2 & W1/2E1/2 of Section 26, NE1/4 & N1/2N1/2SE1/4 of Section 35, Township 2 South, Range 47 West, Yuma County, CO
ACREAGE:	1320± Acres
LAND TENURE:	Terrain of pasture is undulating to rolling. It has perimeter fence and cross-fenced into three pastures with livestock water provided by submersible well and delivered to three tanks via pipe-line and a backup windmill.
R/E TAXES:	2019 real estate taxes paid in 2020: \$902.55
MINERAL RIGHTS:	All OWNED mineral rights to be conveyed to Buyer(s), if any.
POSSESSION:	Immediate possession available; grass was not grazed in 2020.
ASKING PRICES:	\$957,000
TERMS:	Good funds at closing.
COMMENTS:	All terms above are subject to change and/or negotiable depending on the time of year property sells.

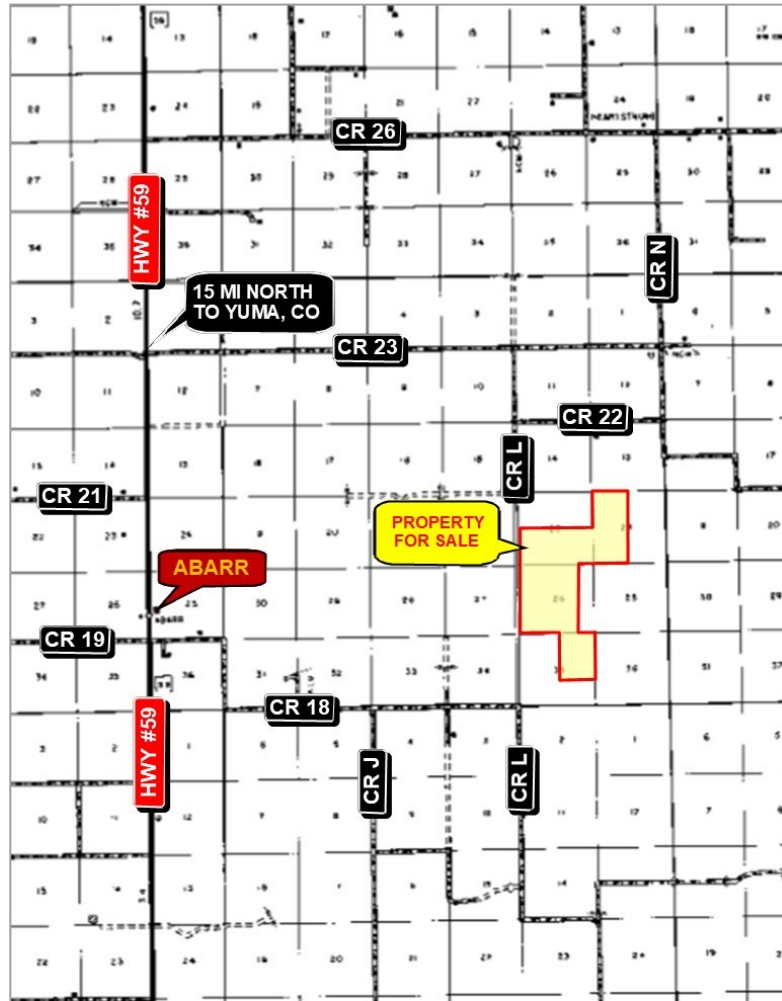
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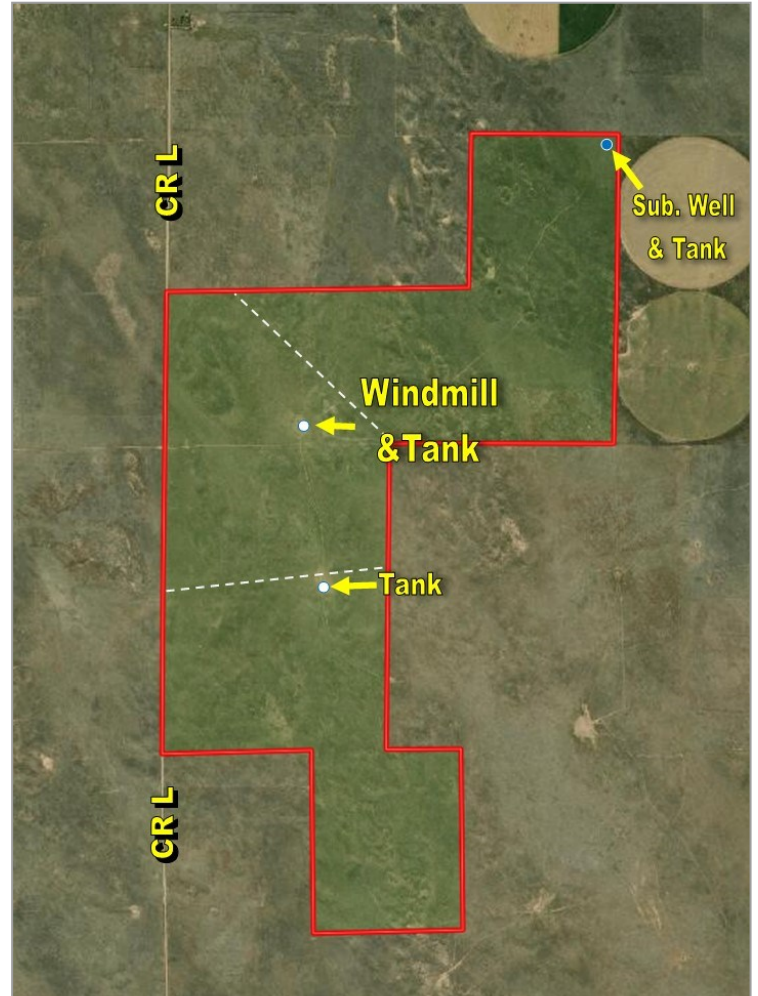


PROPERTY MAPS + PHOTOS

LOCATION MAP:



AERIAL MAP:





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SMALL TEAM, BIG RESULTS > reckagri.com

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