FOR SALE 160 +/- ACRES STORM SALE CRP & GRAVEL PIT

YUMA COUNTY, COLORADO





Subject property is located 22 miles NW of Yuma Colorado. Signs will be posted.

SE4 of Section 8, Township 5 North, Range 48 West

FSA INFORMATION: FSA Cropland Acres: 103.84 Expiration: 9/30/2026 Acres Enrolled: 73.16 Rate/Acres: \$53.65 Ann. Payment: \$3,925.00

*Note: Mid-Contract management has been completed

CRP INFORMATION:

The 2022 CRP payment to the buyer and all future payments to the buyer.

MINERALS:

All Minerals Rights owned by the seller, if any, will convey to the buyer.

POSSESSION:

Upon delivery of deed & subject to gravel lease

TAXES:

Seller will pay taxes for all of 2021 and prior years. Taxes for 2022 will be prorated to the date of closing.

PRICE: \$125,000.00

2021 Taxes: \$324.78

Property Details:

- Located 22 miles NE of Yuma, Colorado 73.16 acres Enrolled in CRP until 2026
- \$3,925.00 Annual CRP payment
- **Great Recreational Property**
- ATV & UTV Opportunities
- Hunting Opportunities Deer, Upland Bird & Small Game Hunting
- 3/4 +/- mile of dry creek bottom Numerous Tree Wind Breaks with Small Thickets
- **Good County Road Access**
- Go to www.cololand.com for more details and pictures



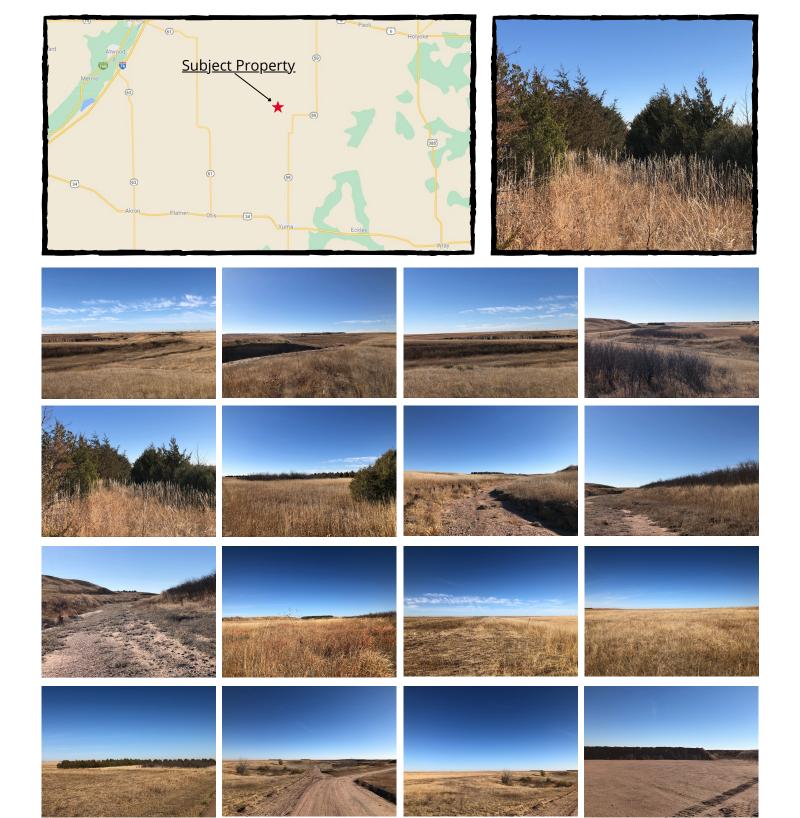


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