

# Lefever Dryland & CRP

318± ACRES | YUMA COUNTY, CO

New Listing



**OVERVIEW:** Well-situated half-section of dryland in northern Yuma County, CO east of Clarkville. Great access along County Road 57 (south), just three miles east of Highway 59. All of the tillable acres are currently cornstalks; available for 2024 crop year. Possession upon closing.

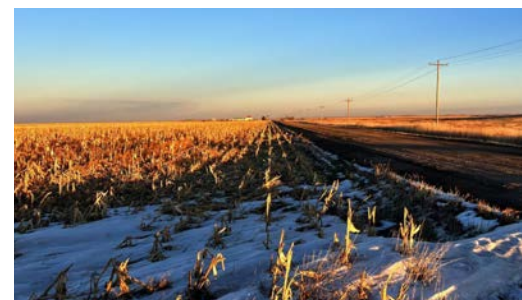
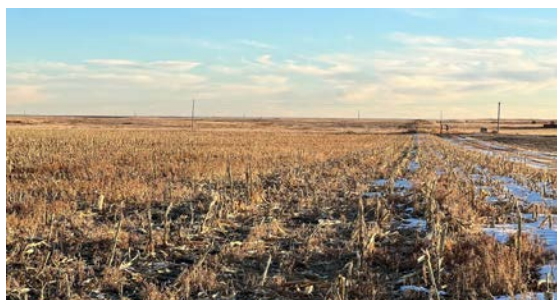
**QUICK FACTS:**

- 317.5± total acres
- 3± mi east of Clarkville, CO
- Yuma County, CO
- 268.0± tillable acres (cornstalks)
- 49.49± acres CRP paying \$890.82 per year
- Co Rd 57 (south boundary); Co Rd P (west boundary)
- No tenant – No growing crops
- Possession upon closing
- **FSA Crop Base:** 115.71 ac corn @ 134 bu PLC yield; 30.16 ac soybeans @36 bu PLC yield
- **R/E Taxes:** \$680.78 (2023)
- **LEGAL:** W2, less tract Sec 13, 5N-47W
- Seller to convey all of Seller's OWNED mineral rights



**ASKING PRICE \$410,000**

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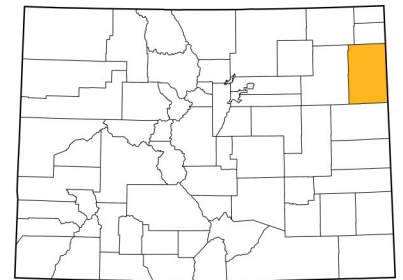


# Lefever Dryland & CRP

318± Total Acres

New Listing

YUMA COUNTY, CO



Productive 318± acres of dryland in northern Yuma County, CO. 268± tillable acres with 49.5± acres enrolled in CRP.

