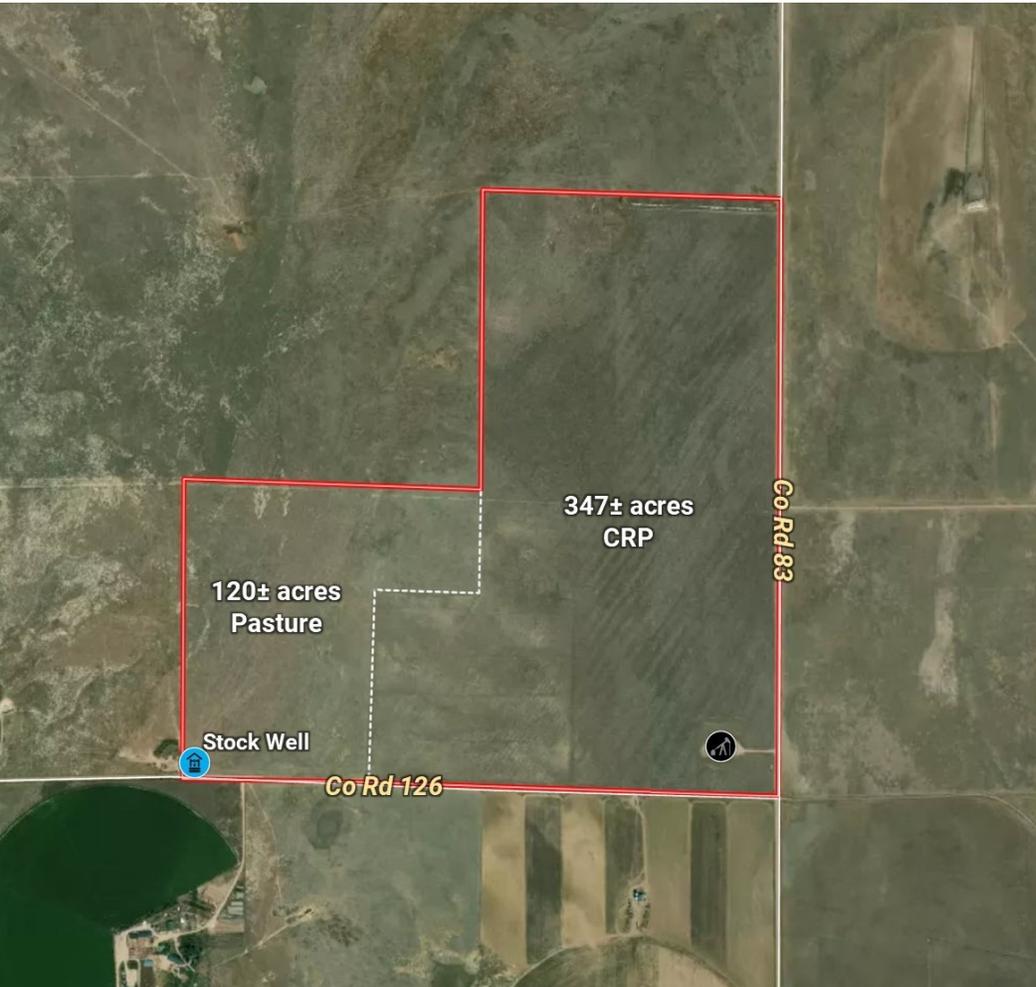


# Edna Anderson CRP & Grass

471± ACRES | WELD COUNTY, CO

New Listing



## OVERVIEW:

347.04 acres enrolled in CRP through 9/30/32 at \$29.60/acre (\$10,272/yr). Approximately 120± acres of fenced pasture with 4-wire fences and an electric well. Situated about 4± miles northwest of Grover with county road access on two sides.

## QUICK FACTS:

- 471± total acres
- 4± miles northwest of Grover, CO
- Weld County, CO
- 347.04 acres enrolled in CRP (\$10,272/yr)
- 120± acres fenced pasture w/ well
- Co Rd 126 (south boundary); Co Rd 83 (east boundary)
- Possession upon closing
- R/E Taxes: \$247.44 (2023)
- LEGAL: S/2, NE/4 Sec 23, 11N-62W
- Seller to RETAIN all mineral rights

**Asking Price \$424,000**

SCAN THE QR FOR  
MORE PHOTOS &  
INTERACTIVE MAP



Office: 970.522.7770 | Toll Free: 800.748.2589 | [reckagri.com](http://reckagri.com)



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We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

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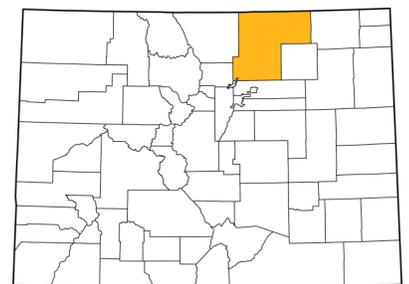
# Edna Anderson CRP & Grass

471± Total Acres

New Listing



WELD COUNTY, CO



471± acres in northern Weld County near Grover, CO. Combination of land enrolled in Conservation Reserve Program (CRP) and fenced pasture.

