

FOR SALE

Cheyenne, Kit Carson & Weld Counties, CO
1932 Acres CRP & Grassland



Parcel 1 – Cheyenne County

Location: From Wild Horse, CO 8 miles north on CR-9, 1 miles west on CR-Z to NE corner

Legal Description: All of Section 8, T-13S, R-50 West of the 6th P.M.

Assessed Acres: 654 +/-

FSA Information: CRP Acres – 645.9, Contract Expires: 9/30/2020, Contract # 1073, Contract Annual Pmt: \$19,945.00

Taxes: \$375.46

Price: \$400,000.00



Parcel 2 – Kit Carson County

Location: From Vona, CO 6 miles north on CR-23, 1 mile west on CR-BB to southeast corner of S $\frac{1}{2}$ section 33, continue 1 mile to northeast corner of section 5.

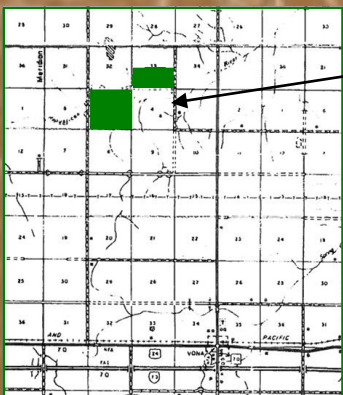
Legal Description: S $\frac{1}{2}$ Section 33, T-7S, R48; All of Section 5, T-8S, R48 All West of the 6th P.M.

Assessed Acres: 960 +/-

FSA Information: CRP Acres – 644.4, Contracts Expire – 9/30/2020, Contract #'s – 2110 + 2111, Contract Annual Pmt: \$18,561.00

Taxes: \$1,331.42

Price: \$475,000.00



PARCEL 3 INFORMATION ON BACK OF FLYER



1932 ACRES!



Parcel 3 – Weld County

Location: From New Raymer west on Hwy. 14, 3 miles to CR 123, north on CR 123, 3 miles turn west 1 mile to NE corner.

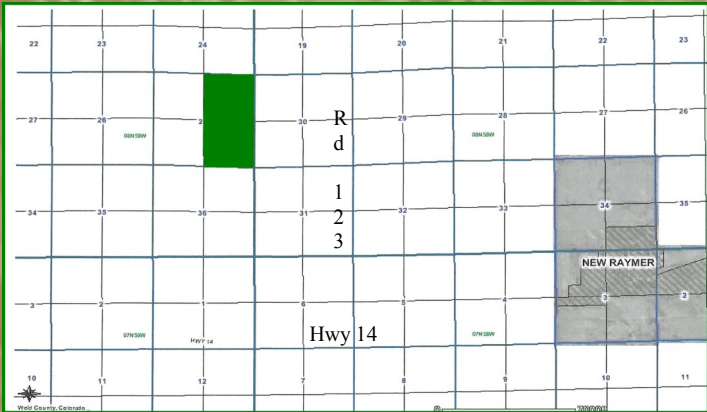
Legal Description: E½ Section 25, T-8N, R-59 West of the 6th P.M.

Assessed Acres: 318 +/-

FSA Information: CRP Acres – 320.3, Contract Expires 9/30/2020 Contract # 2019, Contract Annual Pmt: \$9,587.00

Taxes: \$136.59

Price: \$200,000.00



Price: \$1,075,000.00

The 2011 CRP payment will be prorated to date of Closing.

Possession: At Closing

Real Estate Taxes: The 2011 taxes will be prorated to date of Closing.

Broker's Statement: All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and it's agents assume no responsibility for any error, omission, or correction.

CRUIKSHANK REALTY, INC.

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