

160.8+/- ACRES CRP

33 MILES EAST OF GREELEY CO, WELD COUNTY

- PRICE:** \$75,000.00 or approx. \$475 per acre. Cash at closing.
- LOCATION:** See road map and site map links. From 25000 CR89 Orchard CO 80649, go 2 miles East on CR52 & 1/2 Mile North on road 93 which is only a trail. The property is located 1/2 mile off of the nearest maintained county road on a public 60 foot wide easement running North of County Road 52. The easement is not improved and is currently only a 2 track trail. Due to the sandy soils, the property is still accessible under wet conditions.
- LEGAL:** The NE1/ 4 of Section 27, Township 5 North, Range 61 West of the 6th P.M.
- ACREAGE:** 160.0+/- total acres per the Weld County Assessor. 160.8 acres CRP CRP and 159.12 acres native pasture per the Farm Service Agency.
- CRP:** CRP contract expires 9/30/18 at which time it will be subject to re-enrollment. Receiving annual payments of \$4,031.00 or \$25.07 per acre on 160.8 acres.
- LAND USE:** The Property is best suited for CRP, grazing and /or hunting potential with nearby Riverside, Jackson and Empire Reservoirs in close proximity encouraging fowl and other forms of wildlife to nest and graze in the grass. Considering the sandy soils and 13 inch average precipitation the property probably is not ideal for farming.
- MINERALS:** Any minerals to transfer with the property. The Seller does not know what portion of the minerals he may own, if any. The title commitment does indicate that there are reservations of minerals by parties other than the surface owner.
- UTILITIES:** The nearest electricity and phone is located 1/2 mile South of the SE corner Property on Rd 52.
- FENCES:** The property is not fenced.
- ACCESS:** The 60 foot wide access being Road 93 is not a maintained county road but it is a public Right of Way owned by Weld County. The Weld County Public Works Right of Way Dept. has verified this information. Click on the ROW Info link for more information.
- BASE ACRES:** 67.5 acres wheat base that will be restored when the property comes out of CRP.
- TAXES:** 2011 taxes are \$37.72 or \$.24 per acre.
- NOTE:** This information has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker Is a Transaction (Neutral) Broker.