

FOR SALE

544.66 DEEDED ACRES



Deeded Acres: 544.66

FSA Crop Acres: 420.50

Location:

Tract 1: SOLD - 2 miles north and 2 miles west of Wiley, CO on CRs RR & 35.

Tract 2: At Hasty, CO one mile south of Hwy 50 on and east side of CR 24, South of CR JJ.

Tract 3: At Hasty, CO 1 ¼ miles south of Hwy 50 on and west side of CR 24.

Dry Up Documents for all 3 Tracts are available from the listing on our website. Scan the QR-Code.

Legal:

Tract 1: SOLD - SE¼ of 26 – T21S – R48

Tract 2: E½NW¼, NE¼SW¼, Lots 2 & 3 (less tract in Lot 2) and NE¼

Tract 3: S½NE¼ (less tract) and SE¼ (less tract)

Tract Size:

Tract 1: SOLD 153.3 Deeded Acres
148.5 Dry Cropland Acres

Tract 2: 309.99 Deeded Acres
239.7 Dry Cropland Acres

Tract 3: 234.47 Deeded Acres
180.8 Dry Cropland Acres

Minerals: All Sellers Interest

Conservation Easement: There are 4 Conservation Easements on Tract 3. Each easement averages 58.5± acres and each has a 5-acre building envelope.

Price: \$272,330.00





GENE CRUIKSHANK, ALC
Owner/Broker

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Licensed in Colorado, Kansas, Oklahoma & New Mexico



SCAN ME

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



FSA Base Ac	Wheat	Corn	Grain Sorghum	Barley
TR 1 SOLD	15.5	26.43	16.69	8.84
TR 2 & 3	63.05	21.46	212.57	2.4
Total	78.55	47.89	229.26	11.24
PLC Yield	52	44	68	69

Dry-Up: All tracts have the irrigation water removed and are subject to a dry-up covenant.

Soils:

TR 1: SOLD - 77.4% Rocky Ford clay loam, 22.6% Numa clay loam

TR 2: 81.6% Rocky Ford clay loam, 7.3% Numa clay loam, 6.1% Kimera loam,
4.3% Cascajo gravelly loam

TR 3: 81.2% Rocky Ford clay loam, 18.8% Wilid silt loam

