

Southeast Washington County Dryland

WASHINGTON COUNTY, COLORADO

New Listing



640± Total Acres
628± Tillable Acres

6± mi north of
Arickaree School or
23± mi south of
Otis, CO

Asking Price
\$753,000



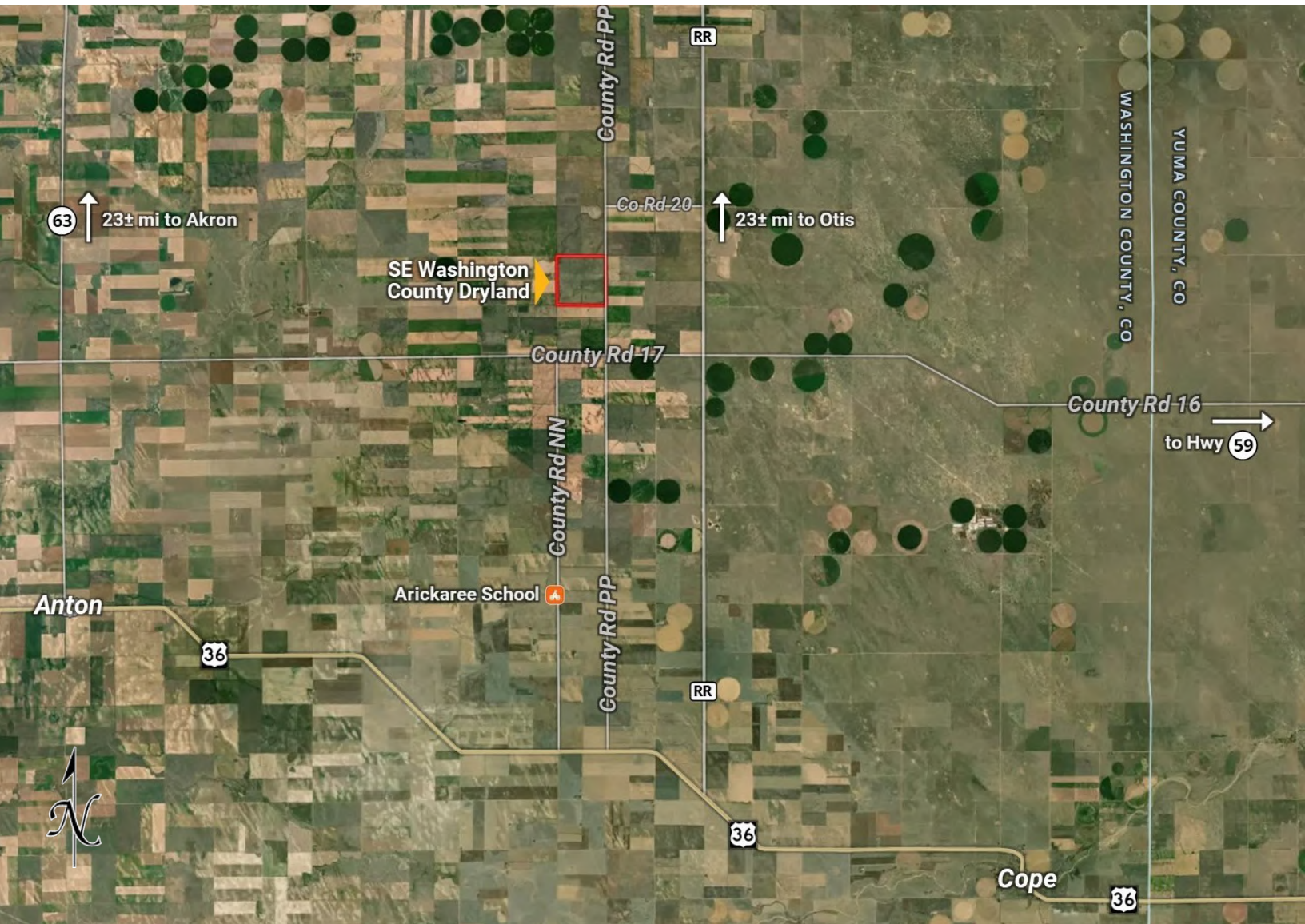
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For More Information, Contact:

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Location Map



Scan the QR code to view more photos, maps and more!

Description + Photos



OVERVIEW

640.0± total acres

Productive dryland section currently in wheat stubble, located 23± miles south of Otis, CO or 6± miles north of the Arickaree School. County Road PP borders the section on the east and trail roads border it to the north and south. 640± assessed total acres; 628± tillable acres. Mineral rights previously reserved. Possession upon closing.

Directions: **From Otis, CO** - 20± miles south on paved Co Rd RR to Co Rd 20, west 2 miles on Co Rd 20 to Co Rd PP, south on Co Rd PP 1 mile to NE corner of property; **From Hwy 36** - 9± miles north on paved Co Rd RR to Co Rd 17, west 2 miles on Co Rd 17 to Co Rd PP, north on Co Rd PP 1 mile to SE corner of property.



QUICK FACTS

- 640.0± acres total
- 628.8± acres wheat stubble
- 11.2± acres grass, gas wells & roads
- Washington County, CO
- Located 6± mi north of Arickaree School or 23± miles south of Otis, CO
- 2 miles west of paved Co Rd RR; Co Rd 17 west to Co Rd PP north 1 mile
- FSA Base: 79.80 ac wheat @ 26 bu PLC yield; 13.20 ac grain sorghum @ 20 PLC yield; 23.30 ac barley @ 27 PLC yield
- R/E Taxes: \$953.90 (2024)
- LEGAL: Section 31, T2S-R50W
- Possession upon closing
- Mineral rights previously reserved

ASKING PRICE \$753,000



Reck Means Results

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We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.



Southeast Washington County Dryland

640± Total Acres

New Listing

WASHINGTON COUNTY, CO



A full section of dryland in southeast Washington County, Colorado, just north of Akrickaree School.

