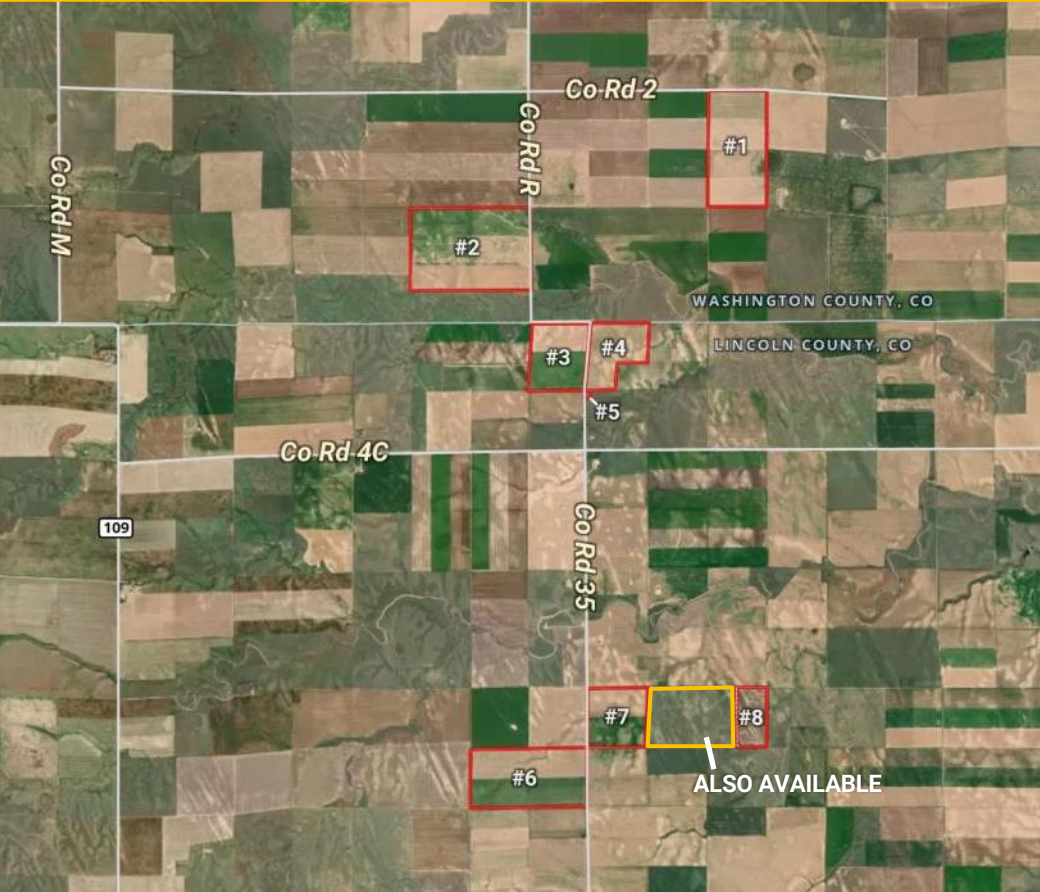


LINCOLN-WASHINGTON COUNTY DRYLAND

1,670± ACRES | 8 PARCELS

NEW LISTING



OVERVIEW:

7 dryland parcels ranging from 82± to 460± acres. 1 parcel with 80,000± bushels grain storage. **Seller is willing to sell parcels separately.** Seller is retaining 2025 wheat crop; possession of wheat/millet stubble upon closing. *Additional pasture parcel with shop, well, and outbuildings is also available – N. Lincoln County Pasture & Shop. See yellow parcel on map.*

QUICK FACTS:

- 1,670± total acres | 1,647± tillable acre
- 7 Parcels of dry cropland;
1 Parcel 80,000 bushel grain storage
- 30-35± mi northeast of Limon, CO
- Current wheat will be retained by Seller
- Possession of wheat stubble/millet stubble acres upon closing
- Mineral rights not included
- Washington County, CO**
- Parcel 1 – 320± acres | Under Contract
- Parcel 2 – 460± acres | Under Contract
- Lincoln County, CO**
- Parcel 3 – 178± acres | Under Contract
- Parcel 4 – 147± acres | Under Contract
- Parcel 5 – 2.75± acres + 80,000 bu grain storage | Asking \$92,000
- Parcel 6 – 320± acres | Under Contract
- Parcel 7 – 160± acres | Asking \$215,000
- Parcel 8 – 82± acres | Asking \$90,000



NOTICE TO PROSPECTIVE BUYERS

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals.

The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

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The proof is in the numbers.

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

929,846

total acres sold

432

successful auctions

18,674

auction attendees

2,025

transactions

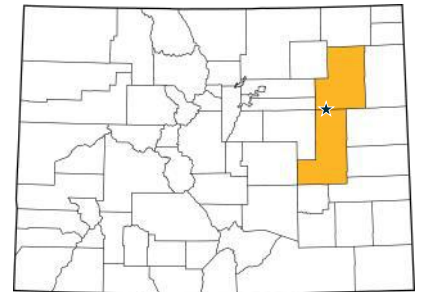


Lincoln-Washington County Dryland

1,670± Total Acres | 8 Parcels

NEW LISTING

LINCOLN & WASHINGTON COUNTY, CO



Multiple parcels of dry cropland and 80,000± bushels of grain storage. Two parcels are located in southern Washington County and six parcels are located in northern Lincoln County.

SCAN THE QR FOR
PHOTOS, SOILS,
MAPS & MORE!

