

# SEDGWICK COUNTY CRP-GRASS

160± ACRES | SEDGWICK COUNTY, CO

**NEW LISTING**



## OVERVIEW:

Attractive income stream with 101.57 acres enrolled in CRP through 9/30/32 – annual payment of \$5,682 (\$55.94/acre). 60.8± acres of pasture is fenced and includes a well equipped with a solar pump and stock tank. Multiple ways to utilize this property – hunting, recreation, grazing, and more!

## QUICK FACTS:

- 160.0± total acres (assessed); 166.8± total FSA acres
- 101.57± acres enrolled in CRP
- 60.85± acres of fenced pasture w/ solar well
- Located 5± mi east of Julesburg
- Co Rd 51 (east boundary)
- Annual CRP payment of \$5,682/yr (\$55.94/ac), Exp. 9/30/32
- Mature shelterbelt trees
- R/E Taxes: \$298 (2024)
- LEGAL: SE¼ Sec 30, T12N, R43W
- Seller to convey all OWNED mineral rights, if any

**Asking Price \$220,000**



## NOTICE TO PROSPECTIVE BUYERS

The information contained herein has either been provided by the Seller or obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction nor the Seller assumes responsibility for any omissions, corrections, or withdrawals. Maps are not intended as a survey and are for illustrative purposes only. Legal description(s) is(are) subject to existing fence/field boundaries or land use trades, if any; no warranty is expressed or implied as to exact acreages of each parcel. Prospective buyers should verify all information contained herein, and are urged to fully inspect the property, its condition, and to rely on their own conclusions. All equipment and improvements, if applicable, 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



## Sedgwick County CRP-Grass

**160± Total Acres**  
**Asking \$220,000**

**NEW LISTING**

SEDGWICK COUNTY, CO



Diversified property with a combination of CRP and pasture. Established shelterbelt trees offer excellent habitat for upland birds and other wildlife - just 5± miles east of Julesburg, CO.



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