

CO RD 59 DRYLAND

61± ACRES | YUMA COUNTY, CO

NEW PRICE!

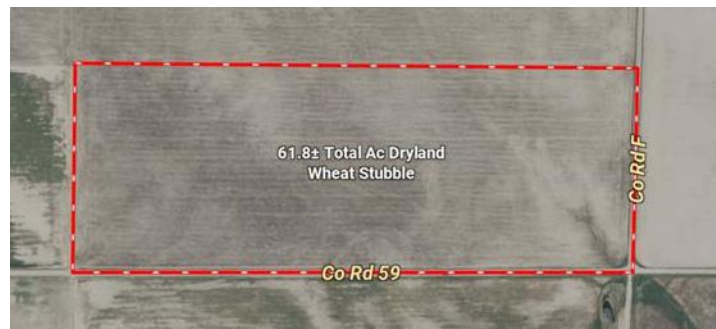
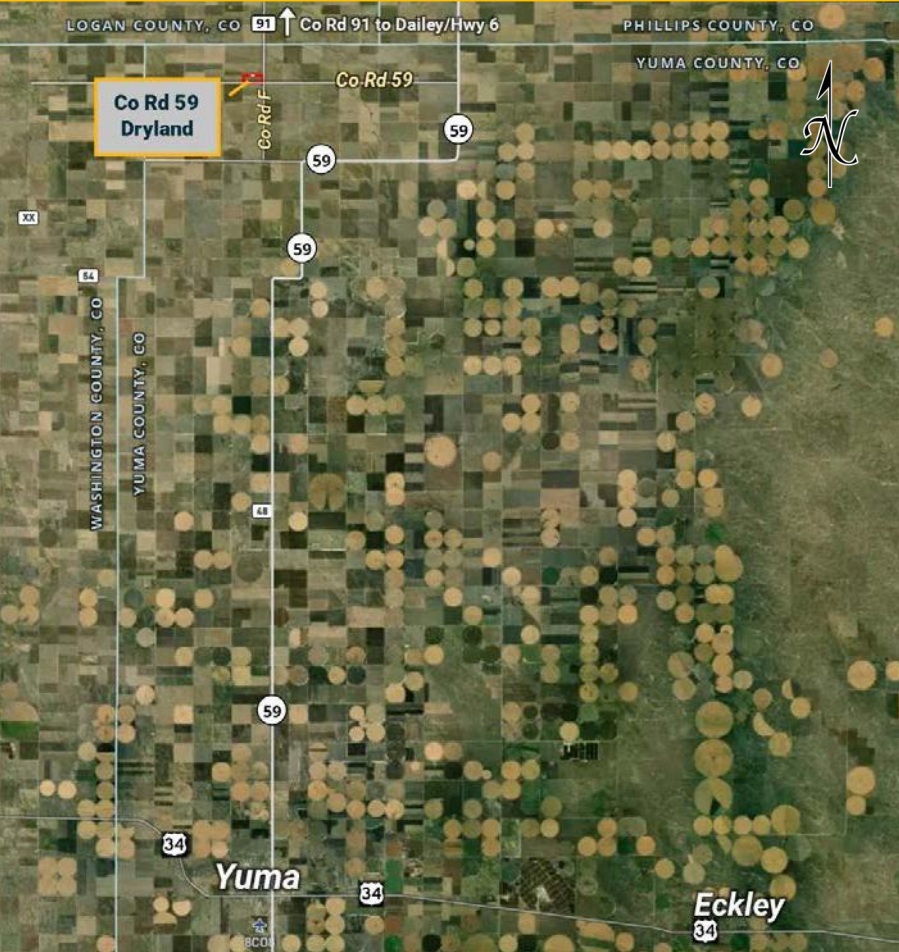
OVERVIEW

This 61.8± acre parcel of dry cropland in northwestern Yuma County, CO, offers a rare opportunity to own a manageable, high-potential tract of Colorado farmland.

QUICK FACTS

- 61.8± total acres
- Yuma County, CO
- Co Rd 59 (south boundary); Co Rd F (east boundary)
- 61.8± total acres - 100% tillable
- Currently wheat stubble
- Possession upon closing
- Seller to reserve 50% of mineral rights for 10 years
- FSA Base: 34.16 base acres (39 bu wheat yield; 116 bu corn yield)
- LEGAL: Part of the SE1/4 Sec 4, T5N-R48W
- R/E Taxes: \$432.00± (2024)

ASKING PRICE \$82,000



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.

956,846

total acres sold

441

successful auctions

19,034

auction attendees

2,065

transactions



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Asking \$82,000

NEW PRICE!

YUMA COUNTY, CO



Whether you're expanding your current operation or seeking a reliable ag investment, this tract delivers. Ideal for wheat, millet, or forage crops.



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MAPS & MORE!

