

MONTGOMERY FAMILY CRP & PASTURE

LOGAN COUNTY, COLORADO

NEW LISTING



779±
TOTAL ACRES

LOGAN COUNTY, CO



This property offers a blend of income-producing CRP and fenced pasture.

For More Information:

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Location Map & Overview



OVERVIEW

With 621± acres of pasture and 155.75 acres enrolled in CRP generating annual payments of \$3,629, this property is a good opportunity for ranching, investment, or expansion. The CRP contract is in place through September 30, 2030. The pasture has not been grazed in 2025 and immediate possession is available for the Buyer(s). All owned mineral rights are to be conveyed.



**SCAN QR WITH YOUR
PHONE CAMERA**
View more details, photos,
an interactive map & more!

Parcel Description + Aerial Map + Photos

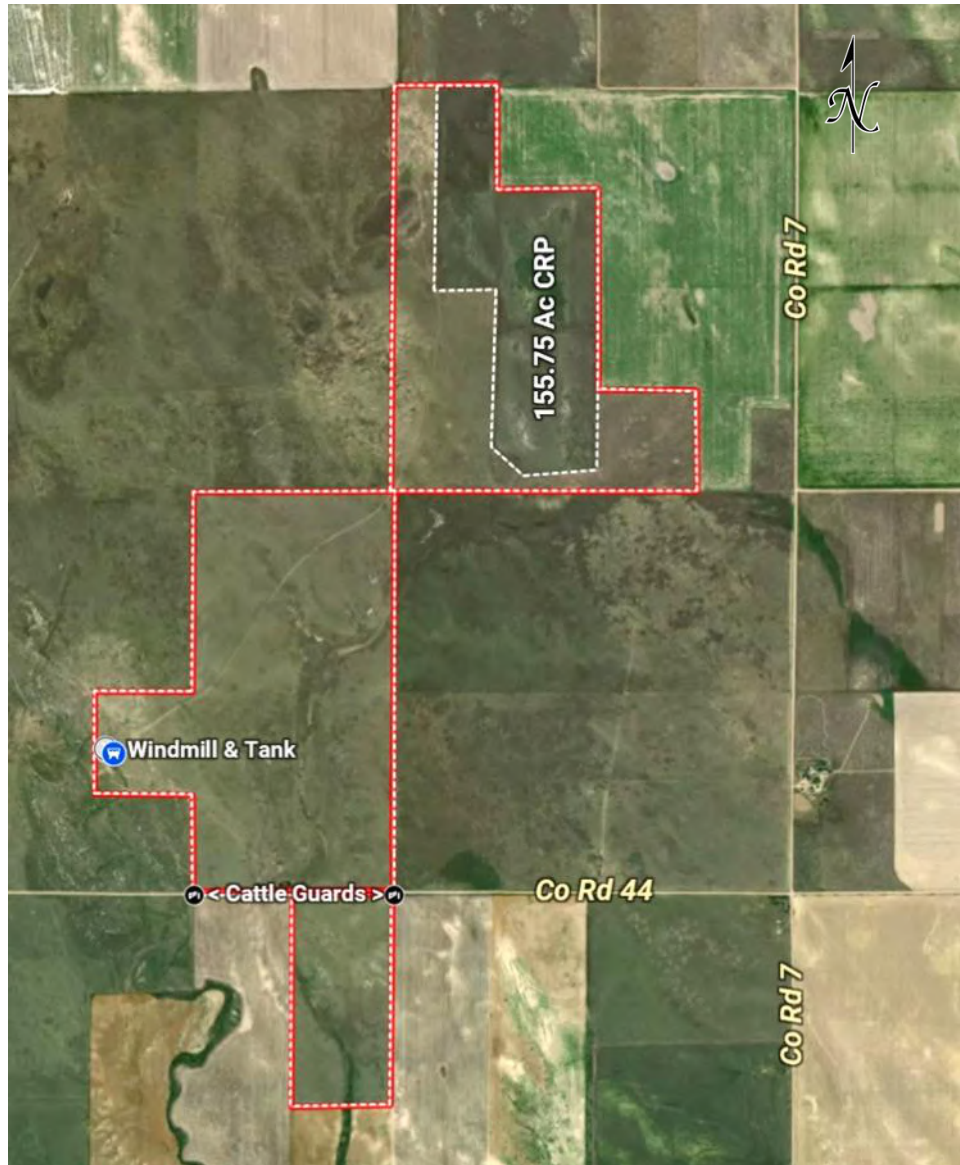
QUICK FACTS

- 779.0± total acres
- 621.6± acres pasture
- 155.75 acres enrolled in CRP thru 9-30-2030
Annual payments: \$3,629.00
- Logan County, CO
- Located 25± mi northwest of Sterling, CO
- OR 13± miles west of North Sterling Reservoir
- R/E Taxes: \$595.64 (2024)
- Legal: T9N, R55W; Section 9: SW1/4SE1/4, SW1/4, W1/2NW1/4, & SE1/4NW1/4; Section 17: NE1/4, SE1/4, & NE1/4SW1/4; Section 20: E1/2NE1/4
- Seller to convey all OWNED mineral rights
- Possession for 2025

ASKING: \$565,000



CRP Acres in northeast portion



Small, natural pond along Co Rd 44



Cross-fenced pasture with accessible trails



Windmill & tank



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

18,674

auction attendees

432

successful auctions



What's inside:

MONTGOMERY FAMILY CRP & PASTURE

1 Parcel | Logan County, CO
779± total acres

*Featuring 613± ac pasture &
155.75 ac enrolled in CRP.*



MONTGOMERY FAMILY CRP & PASTURE

779± Total Acres | Logan County, CO

Located 25± miles northwest of Sterling, CO, this 779± acre property offers a blend of income-producing CRP and fenced pasture.

