

# KLUG ACREAGE

## LOGAN COUNTY, COLORADO

R&A

95.9 +/- AC  
DRYLAND

R&A



302 N. 3rd St.  
P.O. Box 407  
Sterling, CO 80751  
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1-800-748-2589

**RECK AGRI**  
REALTY & AUCTION

FOR FURTHER INFORMATION CONTACT:  
Marc Reck, Broker or Troy Vogel, Broker Associate

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# PROPERTY INFORMATION

Call Marc Reck or Troy Vogel  
at 970-522-7770

**LOCATION:**

From Sterling, CO., Hwy 61 S to CR 22 E. CR 22 E 8 miles to CR 77. CR 77 S 2 miles places you at the NE corner of the property.

**LEGAL:**

A parcel of dryland in the NE ¼ of Sec. 29. Township 7 North, Range 49 West of the 6th P.M., Logan County, CO.

**ACREAGE:**

95.9 +/- acres: Dryland

**TAXES:**

2011 due in 2012 real estate taxes: \$203.26 estimate for dryland.

**MINERAL RIGHTS:**

Seller conveying all owned mineral rights to purchaser.

**LAND TENURE:**

Level to slightly rolling terrain. Primarily Class II Soils with small area of Class III.

**POSSESSION:**

Subject to existing farm lease; Buyer to receive possession after 2012 harvest..

**ASKING PRICE:**

\$121,000.00

**TERMS:**

Cash to seller.

**COMMENTS:**

Smaller dryland tract for sale in very productive farm area. Crops grown in area are dryland wheat, corn & millet.



# AERIAL & LOCATION MAPS & PHOTOS



## NOTICE TO PROSPECTIVE PURCHASERS:

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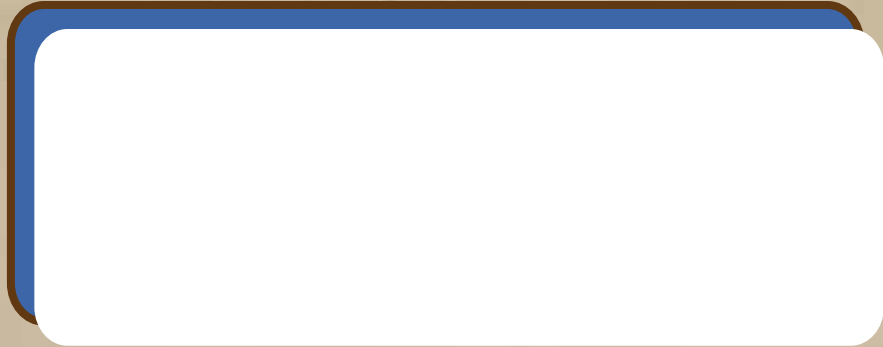
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