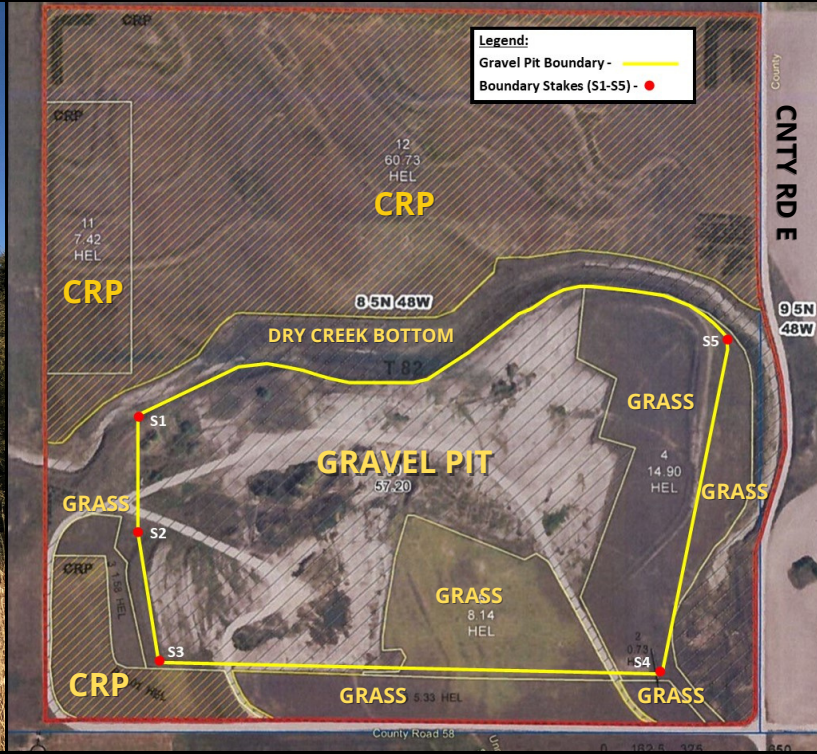


# FOR SALE 160 +/- ACRES CRP & GRAVEL PIT

C4078

## YUMA COUNTY, COLORADO



### LOCATION:

Subject property is located 22 miles NW of Yuma Colorado.  
**Signs will be posted.**

### LEGALS:

SE4 of Section 8, Township 5 North, Range 48 West

### FSA INFORMATION:

FSA Cropland Acres: 103.84  
Expiration: 9/30/2026 Acres Enrolled: 73.16  
Rate/Acres: \$53.65 Ann. Payment: \$3,925.00  
\*Note: Mid-Contract management has been completed

### CRP INFORMATION:

The 2024 CRP payment to the buyer and all future payments to the buyer.

### MINERALS:

All Minerals Rights owned by the seller, if any, will convey to the buyer.

### POSSESSION:

Upon delivery of deed & subject to gravel lease

### TAXES:

Seller will pay taxes for all of 2023 and prior years. Taxes for 2024 will be prorated to the date of closing.

**PRICE: \$150,000.00**

**2023 Taxes: \$295.32**

### Property Details:

- Great CRP Property with High ROI, Recreational Opportunities and Gravel Pit
- 22 miles NE of Yuma, Colorado & Close to the Front Range
- 73.16 acres Enrolled in CRP until 2026
- \$3,925.00 Annual CRP payment
- Hunting Opportunities - Deer, Upland Bird & Small Game Hunting
- 3/4 +/- mile of dry creek bottom
- Numerous Tree Wind Breaks with Small Thickets
- Low Taxes and Good County Road Access
- Go to [www.cololand.com](http://www.cololand.com) for more details and pictures



Colorado Land  
Investments I, LLC



**Cary Schlosser - Listing Broker**

230 14th Street

Burlington, CO 80807

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