

Southeast Washington County Dryland

WASHINGTON COUNTY, COLORADO

New Listing



640± Total Acres
628± Tillable Acres

6± mi north of
Arickaree School or
23± mi south of
Otis, CO

Asking Price
\$753,000



Office: 970.522.7770 | **Toll Free:** 800.748.2589

For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

Location Map



Scan the QR code to view more photos, maps and more!

Description + Photos



OVERVIEW

640.0± total acres

Productive dryland section currently in wheat stubble, located 23± miles south of Otis, CO or 6± miles north of the Arickaree School. County Road PP borders the section on the east and trail roads border it to the north and south. 640± assessed total acres; 628± tillable acres. Mineral rights previously reserved. Possession upon closing.

Directions: **From Otis, CO** - 20± miles south on paved Co Rd RR to Co Rd 20, west 2 miles on Co Rd 20 to Co Rd PP, south on Co Rd PP 1 mile to NE corner of property; **From Hwy 36** - 9± miles north on paved Co Rd RR to Co Rd 17, west 2 miles on Co Rd 17 to Co Rd PP, north on Co Rd PP 1 mile to SE corner of property.



QUICK FACTS

- 640.0± acres total
- 628.8± acres wheat stubble
- 11.2± acres grass, gas wells & roads
- Washington County, CO
- Located 6± mi north of Arickaree School or 23± miles south of Otis, CO
- 2 miles west of paved Co Rd RR; Co Rd 17 west to Co Rd PP north 1 mile
- FSA Base: 79.80 ac wheat @ 26 bu PLC yield; 13.20 ac grain sorghum @ 20 PLC yield; 23.30 ac barley @ 27 PLC yield
- R/E Taxes: \$953.90 (2024)
- LEGAL: Section 31, T2S-R50W
- Possession upon closing
- Mineral rights previously reserved

ASKING PRICE \$753,000



Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.

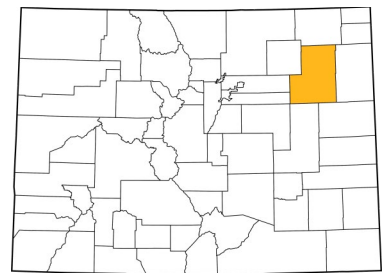


Southeast Washington County Dryland

640± Total Acres

New Listing

WASHINGTON COUNTY, CO



A full section of dryland in southeast Washington County, Colorado, just north of Akrickaree School.

