

CARPER TRUST DRYLAND

337± ACRES | PHILLIPS COUNTY, CO

NEW LISTING

OVERVIEW:

Located southwest of Haxtun, Colorado, this dryland parcel has tillable cropland, expired CRP grass, and mature shelterbelt trees – creating great habitat for wildlife. Perfect for a hunter or anyone looking for a quiet oasis. The tillable acres are leased for 2025 and buyer will have the option to continue the lease or take possession after next year's crops are harvested.

QUICK FACTS:

- 337± total acres (FSA)
- 320± acres (assessed)
- 252.8± acres dryland
- 72.3± acres expired CRP/grass
- 11.7± acres (trees) enrolled in CRP – \$409/year
- Located 11± mi SW of Haxtun, CO
- Co Rd 1 along the west boundary; Co Rd 8 on south boundary (min. maint.)
- Subject to farm lease (cash rent) for '25
- Mature tree rows for wildlife habitat
- FSA Base: 135.04 total base acres
- R/E Taxes: \$1,795.68 (2023)
- Legal: W½ Section 18-T6N-R47W
- Seller to convey all OWNED mineral rights

Asking Price \$375,000



NOTICE TO PROSPECTIVE BUYERS

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements 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.

921,792

total acres sold

422

successful auctions

18,511

auction attendees

1,978

transactions



Carper Trust Dryland

337± Total Acres

NEW LISTING

PHILLIPS COUNTY, CO



Half-section of dryland on the Phillips/Logan county line with 252± tillable acres and mature trees.

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PHOTOS, SOILS,
MAPS & MORE!

