

FARM & RANCH

MORGAN COUNTY

- NEW LISTING! NW4 Section 28-T6N-R56W near Snyder, CO, 157.92± Cropland acres, with strong FSA wheat base; 116.5 acres/yard 42 bu. \$199,000/\$1,244 per acre

KIOWA COUNTY

- PRICE REDUCED! 962.51± acres Cropland – S2 Section 16 & All Sec. 17-T20S-R54W. \$625,640/\$650 per ac.
- 163± acres expired CRP - NW4 Section 22-T20S-R52W. \$80,685/\$495 per acre.
- 152.14± acres CRP - NE4 Section 21-T20S-R51W/\$2660.93/ exp 2032. \$93,570/\$615 per acre

CHEYENNE COUNTY

- Cheyenne County Cropland, S2 Section 26-T14S-R46W. \$399,700/\$1250 per acre **UNDER CONTRACT**
- 48027 CR DD, Arapahoe, CO – Custom stone-laminated home, 4 bed, 3 bath, 3,115 sq.ft. of living area, and 86± acres of grass, CRP @ \$13.00, 76.72 acres expires 2040, Tract in W2W2 Section 18-T12S-R43W, Highway 385 access. \$585,000
- 3,330± acres Turnkey Cattle Feeding Operation. Located southeast of Kit Carson, CO. \$5,483,250

CROWLEY COUNTY

- 244.95± acres CRP – Tracts in Section 2 & 11-T20S-R55W/\$8,492.42/exp 2032. \$246,635/\$1007 per acre

KIT CARSON COUNTY

- Kit Carson & Washington County Irrigated & Dryland. 824.9+/- total acres including 376.41+/- acres under pivot irrigation with 240± acres alfalfa and 448.49+/- acres quality dryland. \$3,442,100
- Kit Carson & Washington County Dryland, 1,713± acres selling in 5 lots. \$1,750 to \$2,050 per acre.
- 271.76± acres Dryland & CRP, \$2,583 annual, expires 2031, N2 Section 13-T10S-R43W. \$675,000/\$2,473 per acre.

YUMA COUNTY

- 4868 CR LI.5 Hale, CO – 25± acre Tract in NE4NE4 Section 11-T5S-R43W, overlooking the South Fork Republican River Valley, shop & home. \$90,000 **UNDER CONTRACT**

PROWERS COUNTY, CO

- 169.9± acres Farmland: NW4 Section 2 & SE4NE4 Section 3-T23S-R42W. 116.36± acres Irrigated Cropland, 40.36± acres dryland. \$399,000/\$2,348 per ac.

THOMAS COUNTY, KS

- S2 Section 18-T8S-R34W less tracts, 182.53± acres Farmland; 126.27 acres FSA corn base/133 bu. Available for spring planting. Primarily Class II soils. \$611,475/\$3,350 per acre

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