

# Condon West Pasture

LOGAN COUNTY, COLORADO

**UPDATED**



5,499± Total Acres  
2,619± Deeded  
2,880± State Lease

340 - 365± Pairs  
or  
550 - 685± Yearlings

5 Pastures  
4 Livestock Wells



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

# Condon West Pasture Terms

**OVERVIEW:** The Condon Ranch is being offered for sale in parcels of varying sizes, including this Condon West Pasture. If you're looking for pasture which historically runs 415 - 440± cow/calf pairs or 665 - 830± yearlings, consider the Condon West Pasture. Easily accessible via I-76/Proctor Exit in Logan County, CO. Located 17± mi NE of Sterling, CO or 4± mi SW of Fleming, CO. Nearby cattle markets in Sterling, CO and Ogallala, NE. Custom feedlot within 3 ± mi. Excellent grazing conditions with recent precipitation. Low real estate taxes @ \$.52/acre. If additional pasture is needed, the Condon SW and Kennedy Pastures are currently available to add.

**POSSESSION:** Possession of pasture upon closing; available for 2023 grazing season.

**COLORADO LAND BOARD STATE LEASE:** Potential Buyer(s) are encouraged to verify eligibility to hold State Lease. Seller to notify State Land Board of sale of property, request assignment of lease, request assignment documents, and deliver said documents to Buyer(s). Seller and Buyer(s) to fill out application for assignment of Colorado State Land Board Lease AG-112200 from Seller to Buyer(s) and submit said assignment application to State Land Board within 7 business days after signing of the purchase contract. Said contract is not contingent upon the State Land Board approval of assignment. Upon closing, State Land Board and Buyer(s) (Assignee) to sign the necessary documents to assign said lease. Annual lease payment to be prorated to the date of closing. Buyer(s) to pay the assignment and application fee. When selling the property, purchase price is for deeded acres only and the state lease is included within the sale.

**REAL ESTATE TAXES:** 2023 real estate taxes due in 2024, to be paid by Buyer(s).

**LEGAL DESCRIPTION:** Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

**MINERALS:** No mineral rights to be conveyed; all previously reserved.

**WATER RIGHTS & EQUIPMENT:** Seller to convey any water rights, water wells and equipment, and well permits appurtenant to the property.

**ACREAGES:** All stated acreages are approximate and are obtained from County Assessor records. No warranty is expressed or implied as to exact acreages.

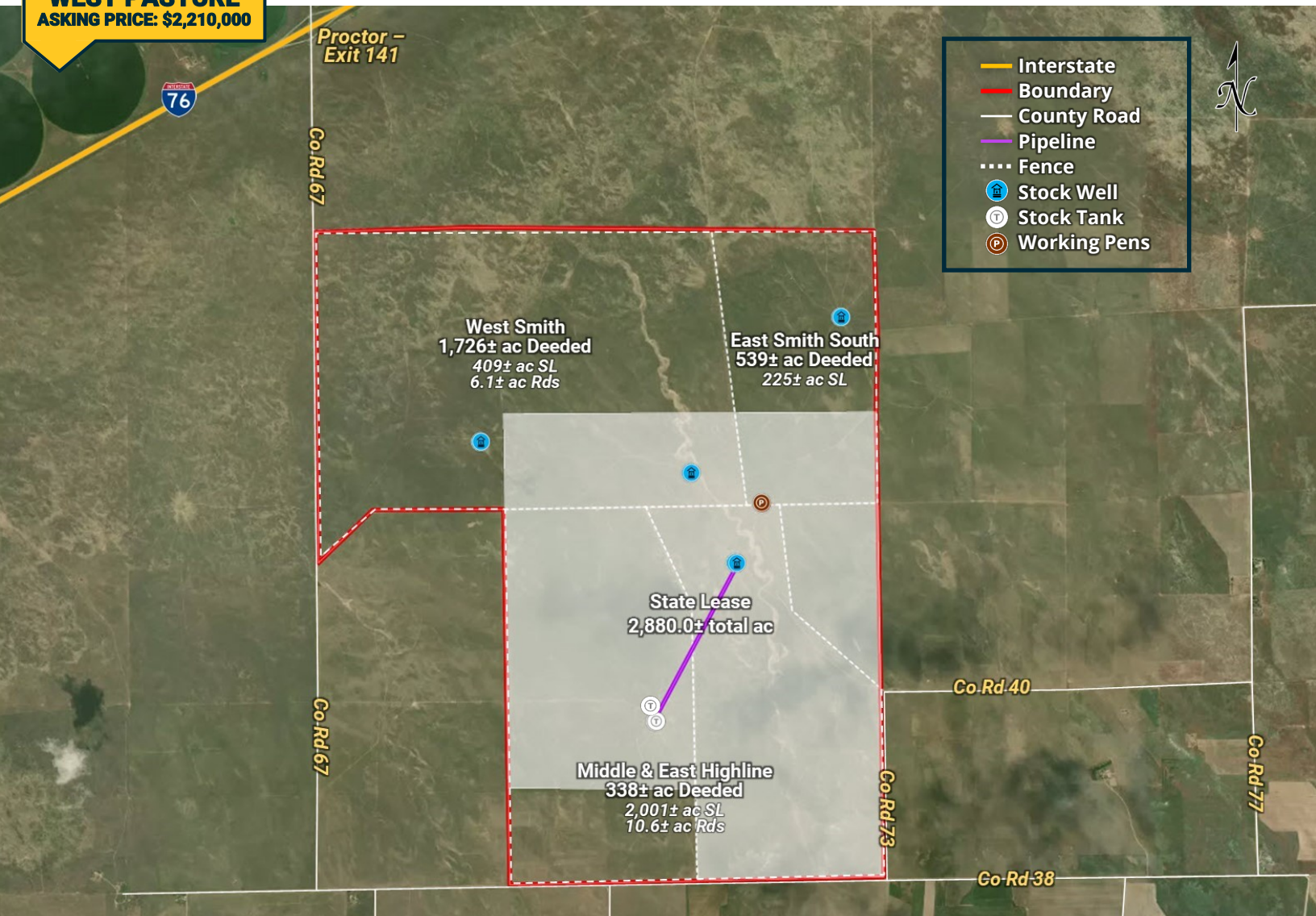
**TERMS:** Good funds at closing.

**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 omissions, corrections, or withdrawals. The location map is not intended as a survey and is for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective Buyer(s) 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. Reck Agri Realty & Auction is acting as a Seller's agent.



# Condon West Pasture

**WEST PASTURE**  
ASKING PRICE: \$2,210,000



## West Pasture Description:

**5,499.7± Total Acres** - (2,619.7± ac deeded; 2,880.0± ac State Lease). Cross-fenced into 5 Pastures w/ 4 L/S wells and 1 stock tank on pipeline. Working corrals.

**Location:** Access via I-76/Proctor Exit #141, 1 mile south on Cty Rd 67 to the northwest corner.

**State of Colorado Lease:** State Lease totals 1,078 AUMs; annual payment \$21,247.38 (\$19.71/AUM). Lease expires March 15, 2029.

**Est. R/E Taxes:** \$1,362.24

**Carrying Capacity:** 5 month grazing season; historically 340-365± cow/calf pairs or 550-685± yearlings. Carrying capacity is based on 1,300# cows or 550# to 600# yearlings. Capacity is subject to precipitation, capacity of each pasture, and type, weight, and cut of cattle.

**Asking Price:** \$2,120,000



PO Box 407, Sterling, CO 80751

## 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.

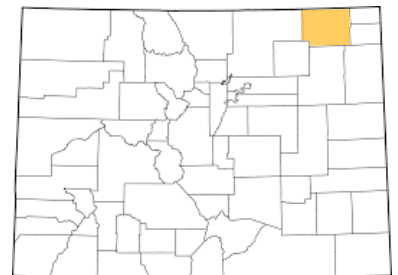


# Condon West Pasture

LOGAN COUNTY, CO | 5,499± Total Acres

**UPDATED**

LOGAN COUNTY, CO



### PRIVATE TREATY

The Condon West Pasture is separated into 5 pastures. Good access; combination of deeded and state lease makes it an affordable option for a cow/calf or yearling operation.

