

Clark & Associates Land Brokers, LLC

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Presents

RED WILLOW 320

Yuma, Yuma County, Colorado



Listing Price: \$345,000

Address: CR 57 & CR E, Yuma, CO 80759

Location: Yuma County, CO

Zoning: Agricultural

Size: 320± deeded acres

Taxes 2024: \$656.16

Property Features: This property consists of 320± deeded acres historically used for dry land farming and grazing. Located approximately 20 miles north of Yuma, CO, with county road access on the north and west boundaries, the Red Willow 320 is conveniently located a half mile north of the Tri-State 115 KV transmission line and 1 mile east of the Public Service 230 KV transmission line. Currently, there are 212.54± acres of the farm planted to wheat and the remainder of the property is grass pasture. This pasture is fenced by a two-strand hot wire fence in modest condition and features a draw running from west to east. The south portion of the farm ground is mainly flat with a slight slope from south to north. Most of the farm ground consists of platner loam soils with some iliff loams and rago loams as well. To transfer with the sale of farm are 117.30± wheat base acres. There is no well on the property. The farm is currently being rented by a local farmer, with potential for that arrangement to carry into the future.

For additional information or to schedule a showing, please contact:

Shane Baum – Associate Broker, REALTOR®

Cell: (970) 467-9090

E-mail: shane@clarklandbrokers.com

Licensed in CO

Notice to Buyers: Colorado Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**



The printed portion of this form, except for differentiated additions, have been approved by the Colorado Real Estate Commission, (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction -broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____.

BUYER _____ **DATE** _____

On _____, Broker provided _____ with this document via _____ and retained a copy for Broker's records.

BY: _____ DATE: _____