

Clark & Associates Land Brokers, LLC

736 South Main Street • P. O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

Presents

REIRADON HILLS RANCH

Sterling, Logan County, Colorado



Listing Price: \$3,950,000

Address: 10529 Hwy 61

Size: 1,517± deeded acres and 2,584± State of Colorado acres

Zoning: Agricultural

Location: Sterling, CO

Taxes: \$6,198 and \$360 for state lease annually

Property Features: The deeded property includes 126.7± acres of dry cropland and 384± acres of improved pasture and meadow hay ground, part of which has been historically cultivated. The Colorado State lease consists of a total of 2,584.12 acres, including 137.6± acres of cropland. The Reiradon Hills Ranch has historically run 200 cow/calf pairs year-round.

- Two-story, 12,053 sq. ft. home with four bedrooms and 5½ bathrooms. Indoor pool.
- 2017 Red Iron 60'x80' shop, insulated, heated, concrete floor, six pull-through doors, two of which are automatic.
- 2017 Cleary 30'x70' calving barn, insulated in the ceiling to prevent sweating, heated, vet room, maternity chute, and calving jugs.
- 2017 20'x30' processing barn with new pipe corrals and overhead arch supports on all gates, windbreak, cattle load-out chute, 800 head capacity.
- 1992 18'x68' horse barn with heated tack room.
- 26'x104' loafing shed.
- 20'x30' garage/shop.

- Several other outbuildings.
- Six wells.
- 14 tanks strategically placed throughout the ranch. The majority are Montana fiberglass, insulated stock tanks.
- New pipeline with 1½", 200 PSI poly with a brass stop and waste valve at each tank.
- 25,000-gallon storage tank on the pipeline. The well that fills this storage tank runs primarily on solar with electric backup.
- 7,000-gallon storage tank at the home.
- The Reiradon Hills Ranch is located approximately nine miles east of Sterling, Colorado. There is year-round access from paved State Highway 61. To access the ranch from Sterling, travel east on I-76 Business/US-6 E for 2.1 miles; turn right onto CO-61 S for 7.1 miles to the destination.



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

Scott Leach

Associate Broker, REALTOR®

Cell: 307-331-9095

E-mail: scott@clarklandbrokers.com

Licensed in WY, NE & SD

Ryan Rochlitz

Associate Broker, REALTOR®

Cell: 307-286-3307

E-mail: ryan@clarklandbrokers.com

Licensed in WY & NE

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 _____