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## HICKERT RANCH | YUMA, COLORADO | \$9,000,000



### EXECUTIVE SUMMARY

The Hickert Ranch offers an outstanding opportunity for a person looking for a good cow-calf ranch or feeder cattle ranch that is ready to go. The 6,274± acres of the 9,656± acre property are under a grazing CRP contract that provides a dual entity property owner \$100,000 of yearly income while at the same time allowing for grazing. The balance of the property consists of 3,382± acres of state land. A new scale has been installed allowing the new owner to weigh cattle coming and going right on the property. Corrals and the feeding facility are first-rate pipe built and include 1,200± feet of bunk space. The shop buildings are all fully insulated with numerous extras right where you need them. There is also a well-thought-out horse facility with all the extras. There are two recently remodeled homes at the headquarters that can be used for ranch labor or guest quarters. The main house is new construction carefully planned for infinite possibilities. This is truly a unique Colorado ranch that will provide income and pride of ownership.

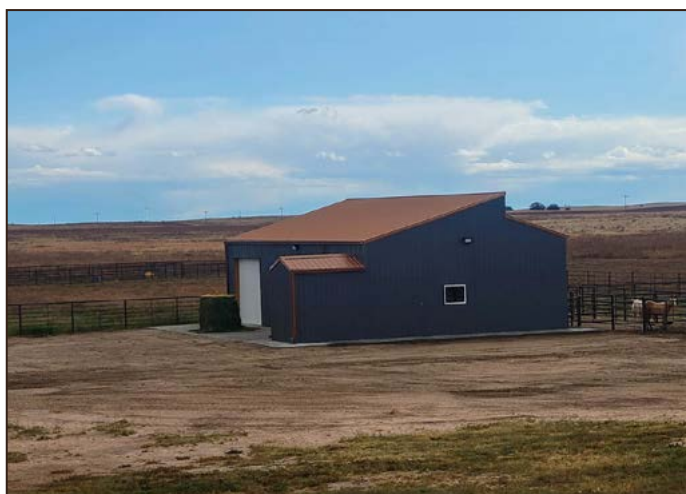
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## JUST THE FACTS

- 9,656± acres (6,274± deeded; 3,382± state land)
  - CRP grazing income
  - Great hunting possibilities
- New executive home with four car garage
  - New bunk house
- Insulated shop with meeting quarters, kitchen, and many extras
  - Horse vet facility with pipe fence and Ritchie waterers
- 1,200-foot bunk space feeding facility with pipe corrals, loading chute, and working corrals




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# Hickert Ranch

YUMA, COLORADO

-  Property Boundary
-  Blacktop roads

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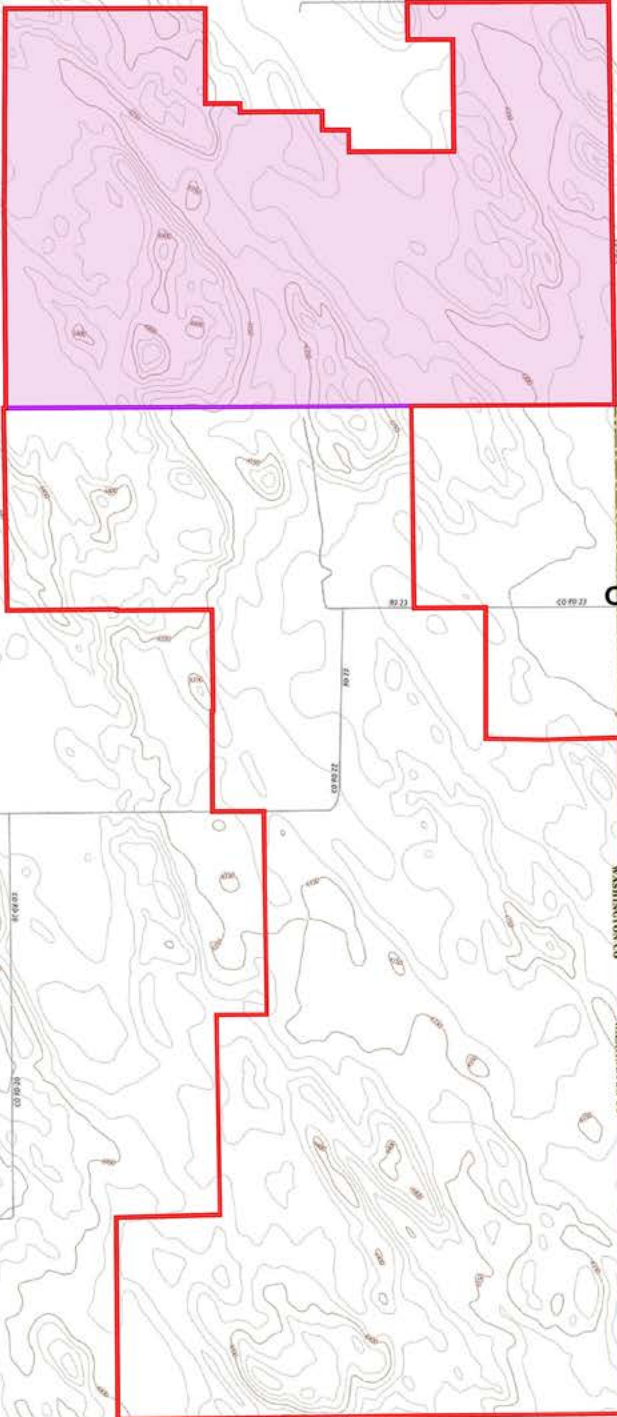


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County Rd 23

Washington  
County

