

# HYDE DRYLAND QUARTER

158± Total Acres - Washington County, CO  
5± miles west of Yuma, CO

**ASKING \$320,000**

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FALL 2025 POSSESSION // SCAN QR TO VIEW MORE INFO >>>



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With Hwy 34 frontage and County Road YY forming the west boundary, the property benefits from great visibility and convenient logistics. Currently leased for the 2025 crop year, this competitively priced quarter-section is a smart option for producers looking to expand their dryland portfolio. It's also an ideal opportunity to secure a well-located agricultural asset in a region known for consistent yields and strong tenant demand.

**Reck Agri Realty & Auction**  
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PO Box 407, Sterling, CO 80751  
**ADDRESS SERVICE REQUESTED**



## HYDE DRYLAND QUARTER

Located 5± miles west of Yuma and 7± miles east of Otis, CO near Hyde, this 158± acre dryland parcel offers excellent access, strong production potential, and solid investment appeal.

- Washington County, CO
- Highway 34 (north boundary)
- Co Rd YY (west boundary)
- 158.0± total acres – 156.6± acres tillable
- 78.3± acres planted wheat; 78.3± acres planted millet
- Fall possession after crops are harvested
- Seller to convey all OWNED mineral rights
- **FSA Base:** 78.6 ac wheat w/ 32 PLC yield
- **LEGAL:** NW1/4 Sec 14, T2N-R49W
- **R/E Taxes:** \$369.58± (2024)

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*Mailer is not intended to solicit currently listed properties.*

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