

320± Acres Dry Land Weld County, Colorado

\$640,000.00 Cash Terms

2009 Property Tax \$316.10

There are no improvements.

Water rights of record or appurtenant to the property shall be included in sale.

Seller shall retain mineral revenue.

Growing crop: wheat.

<u>FSA Base:</u>	<u>Crop</u>	<u>Base</u>	<u>Dir Yield</u>	<u>CC Yield</u>
	Wheat	194	31	31
	Barley	88.1	43	43

Possession immediate upon closing.

From Bennett, 15 miles north, 2 miles east, and 3 miles north.

Legal: S2 Section 19, Township 1 North, Range 62 West of the 6th P.M.



Dale Stull – Listing Broker

Cell 719-349-5710

Toll Free 866-346-5710

0125

Visit our web site at:

www.thelandofficellc.com

19483 County Road 40

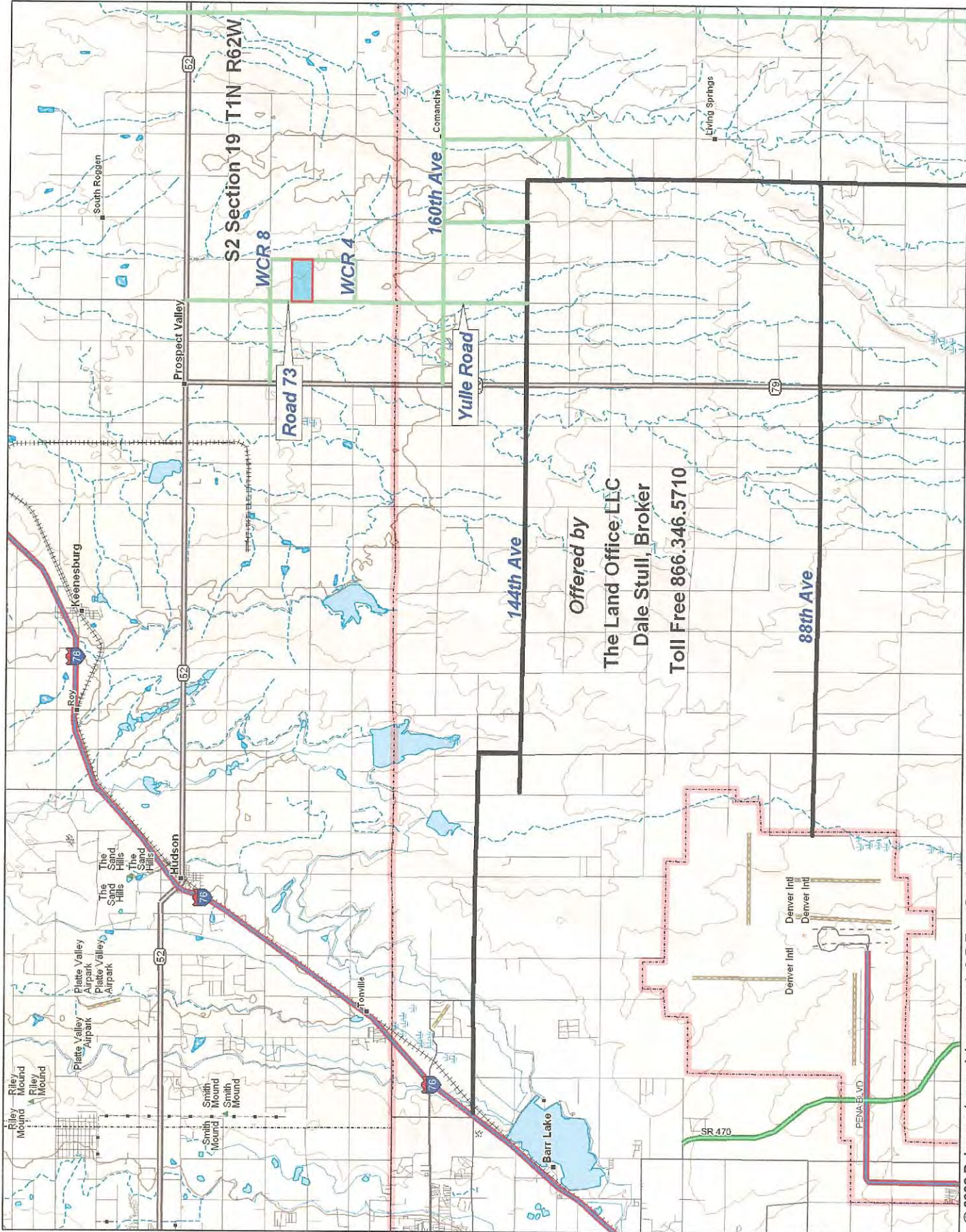
Bethune, CO 80805

Office: 719-346-5710 Fax: 719-346-5013

Email: dalestull@thelandofficellc.com



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S2 Section 19 T1N R62W

WCR 8

WCR 4

Road 73

Yulle Road

160th Ave

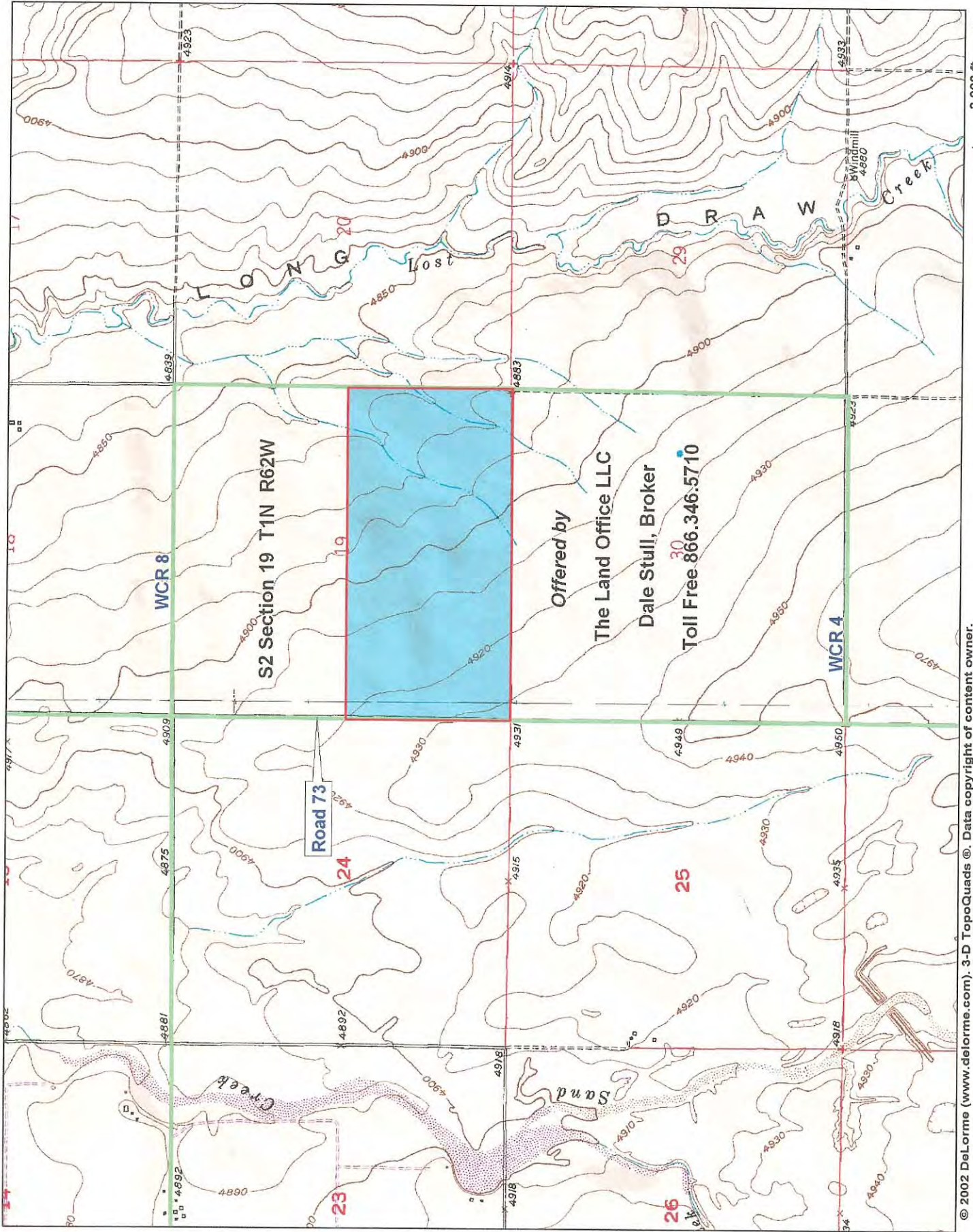
144th Ave

88th Ave

Offered by
 The Land Office LLC
 Dale Stull, Broker
 Toll Free 866.346.5710

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 Scale: 1 : 200,000 Map Rotation: 0° Magnetic Declination: 10.1°E

5 mi



2,000 ft