

80± Acres Dry Land Adams County, Colorado

\$200,000.00 Cash Terms

2009 Property Tax \$178.32

There are no improvements.

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

Seller's mineral interest, if any, shall transfer to Buyer.

Growing crop: wheat.

<u>FSA Base:</u>	<u>Crop</u>	<u>Base</u>	<u>Dir Yield</u>	<u>CC Yield</u>
	Wheat	45.9	31	31
	Barley	18.7	43	43

Possession immediate upon closing.

From Bennett, 15 miles north, 2 miles east.

Legal: S2 SW4 Section 6, Township 1 South, Range 62 West of the 6th P.M.



Dale Stull – Listing Broker

19483 County Road 40
Bethune, CO 80805



Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.

Toll Free: 866-346-5710

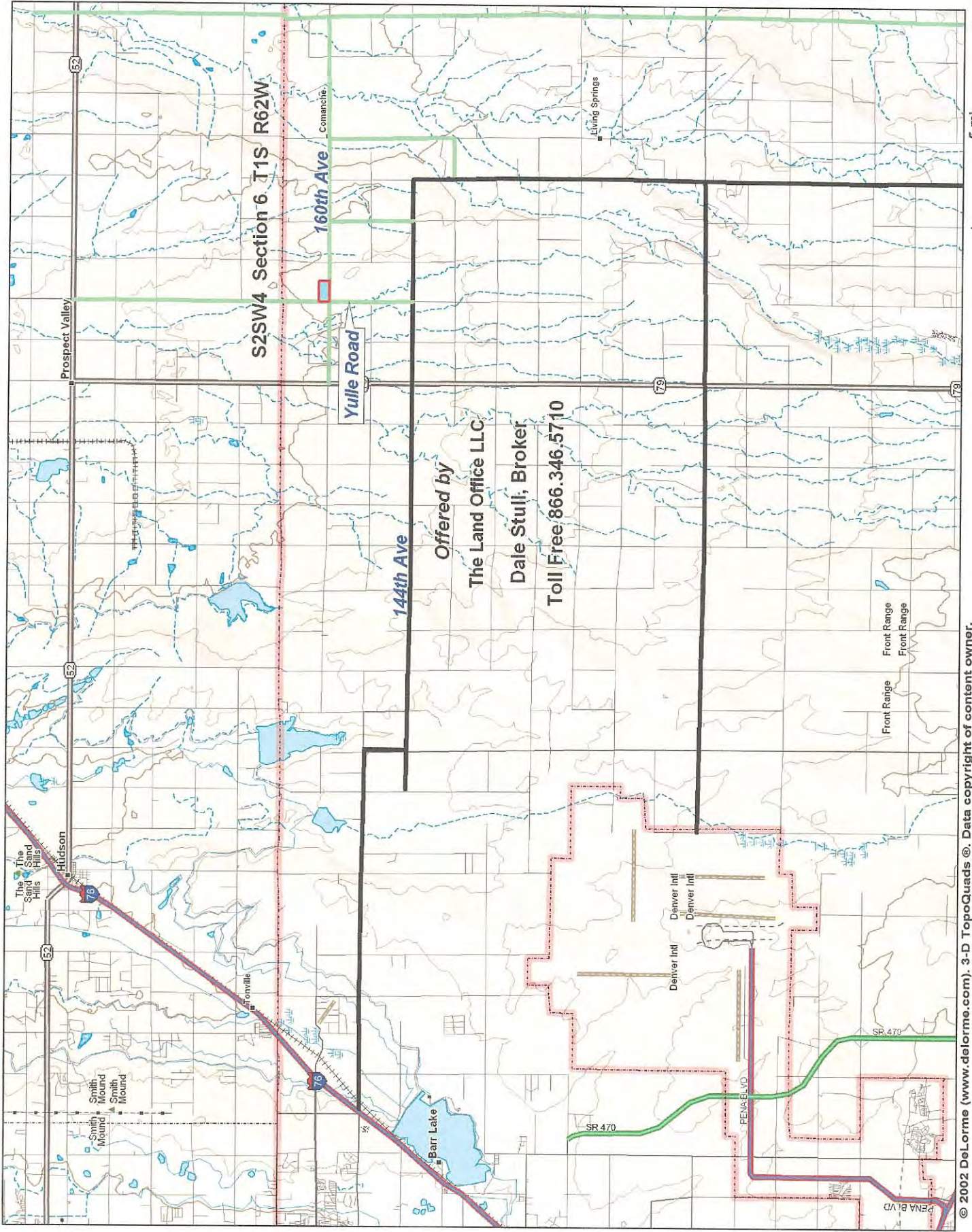
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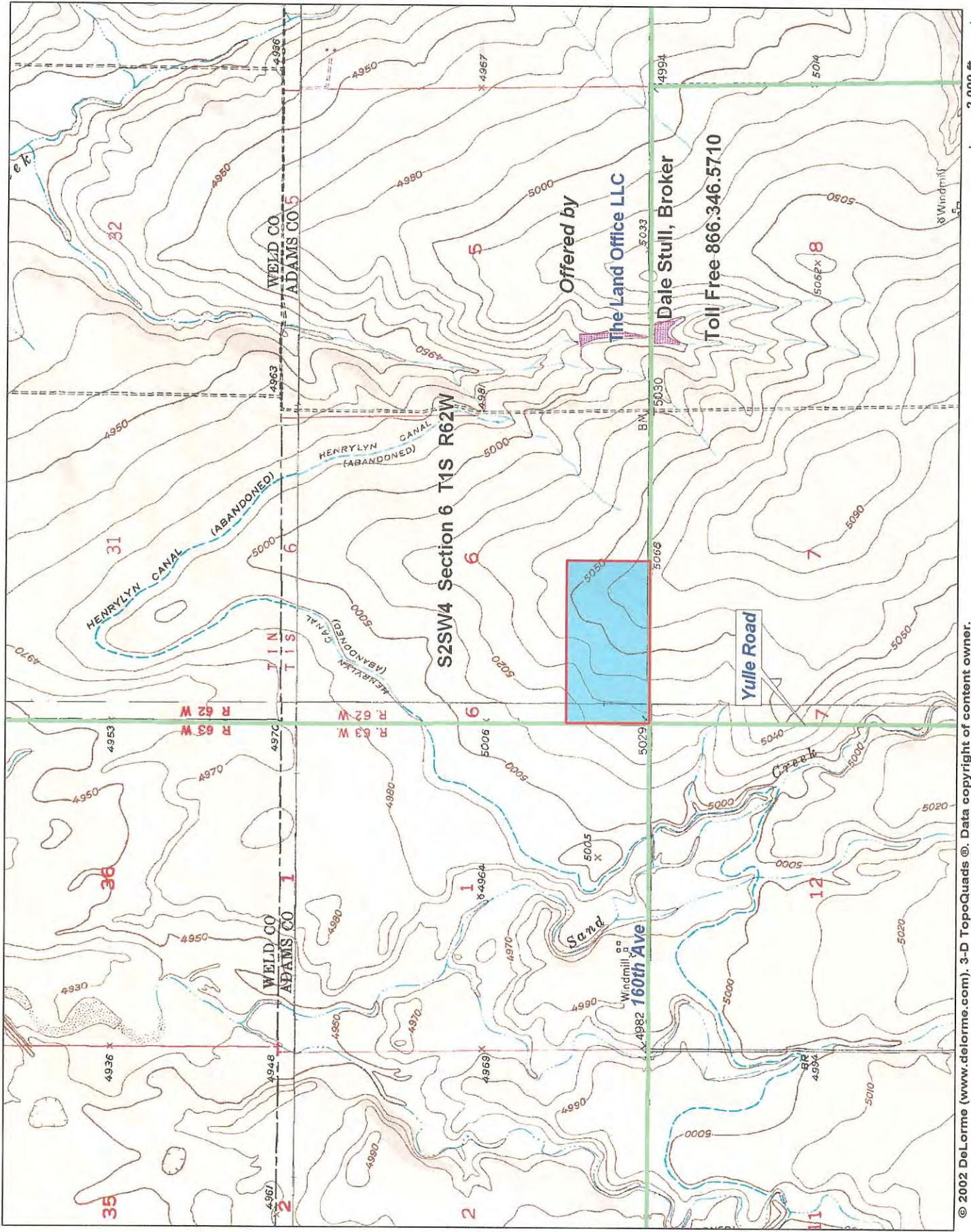
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 Scale: 1 : 25,000 Map Rotation: 0° Magnetic Declination: 10.0°E