

# 621± Acres Dry Land Adams County, Colorado

**PRICE REDUCED** ~~\$1,280,000.00~~    **\$960,000.00**    **Owner Finance**

2009 Property Tax \$1,345.08

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.

Approximately 300 acres wheat.

<u>FSA Base:</u>	<u>Crop</u>	<u>Base</u>	<u>Dir Yield</u>	<u>CC Yield</u>
	Wheat	310.3	35	35

Possession immediate upon closing subject to 2 year lease with F & M Farms.

From Bennett, 15 miles north to 160<sup>th</sup> Ave, 2 miles east to NW corner of property.

Legal: All Section 7, Township 1 South, Range 62 West of the 6<sup>th</sup> P.M.



**Dale Stull - Broker**

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Visit our web site at:

[www.thelandofficellc.com](http://www.thelandofficellc.com)

19483 County Road 40

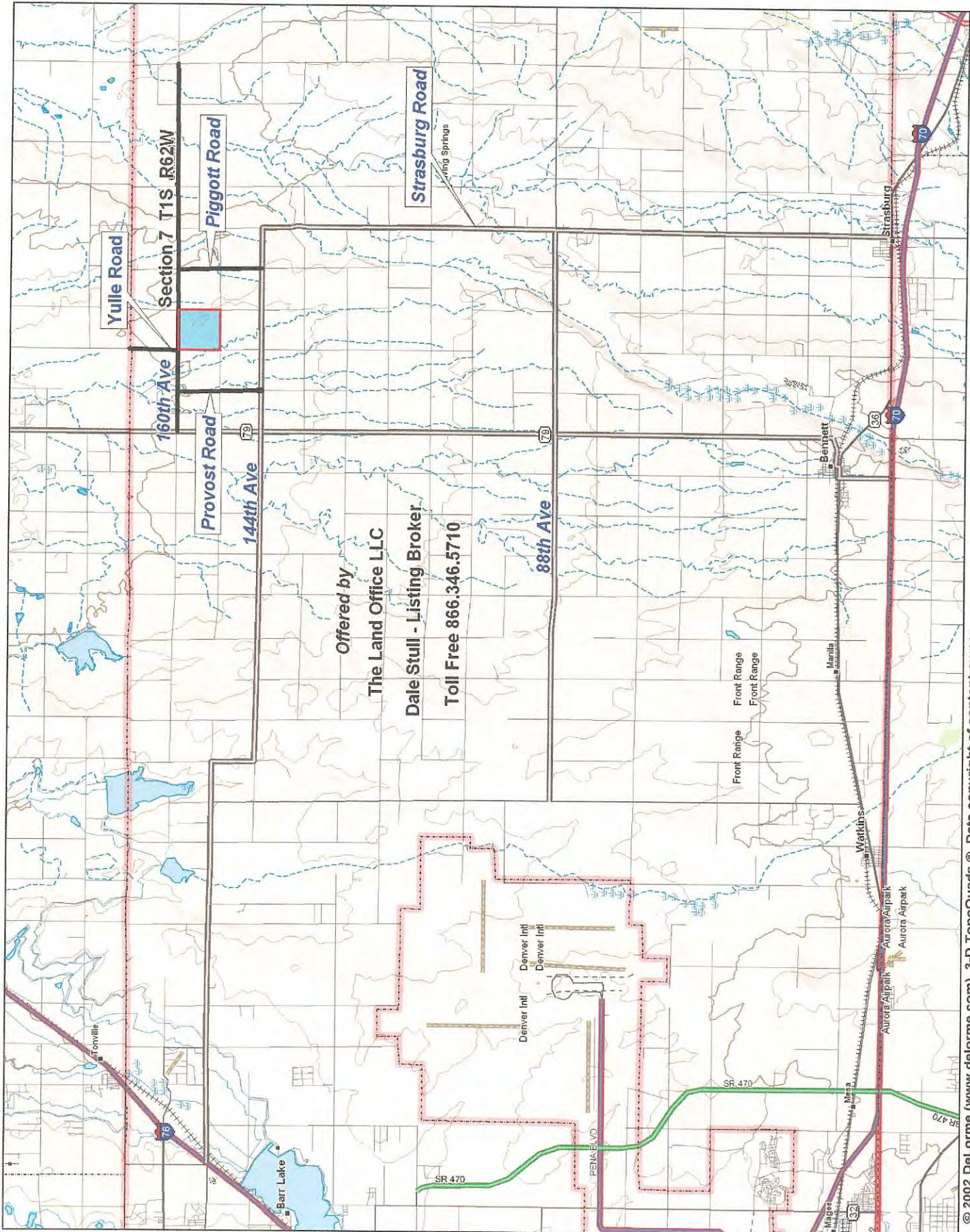
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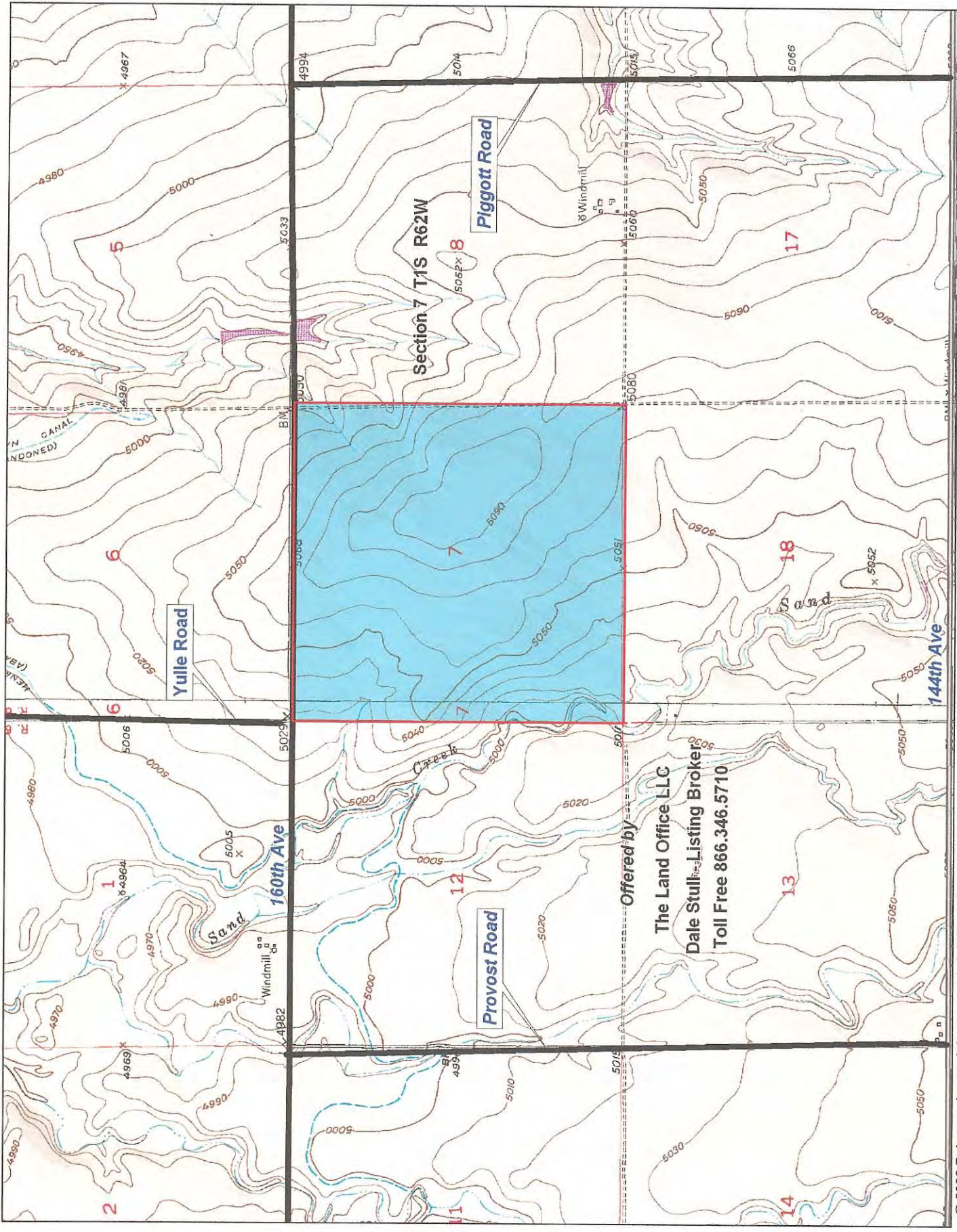
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