

3,160± Acres Dry Land Adams County, Colorado

\$7,900,000.00 Cash

2008 Property Tax \$8,845.72

Improvements: 3 homes, grain handling & storage, equipment sheds.

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

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

Crops to be determined.

<u>FSA:</u>	<u>Crop</u>	<u>Base</u>	<u>Dir Yield</u>	<u>CC Yield</u>
	Wheat	311.8	32	32
	Wheat	1452.1	29	29
	Oats	.5	28	28
	Oats	9.5	28	28
	Sorghum	3.2	22	22
	Barley	38.8	49	49
	Barley	326.6	45	45
	Sunflowers	40.	654	654

Possession immediate upon closing.

North & northwest of Bennett, CO.

Legal: Section 17 (less 40 acre tract), Township 1 South, Range 62 West of the 6th P.M.
Section 19, Township 1 South, Range 62 West of the 6th P.M.
Section 13, Township 1 South, Range 63 West of the 6th P.M.
Section 1, Township 2 South, Range 64 West of the 6th P.M.
Section 10, Township 2 South, Range 64 West of the 6th P.M.
Adams County, CO



Dale Stull – Listing Broker

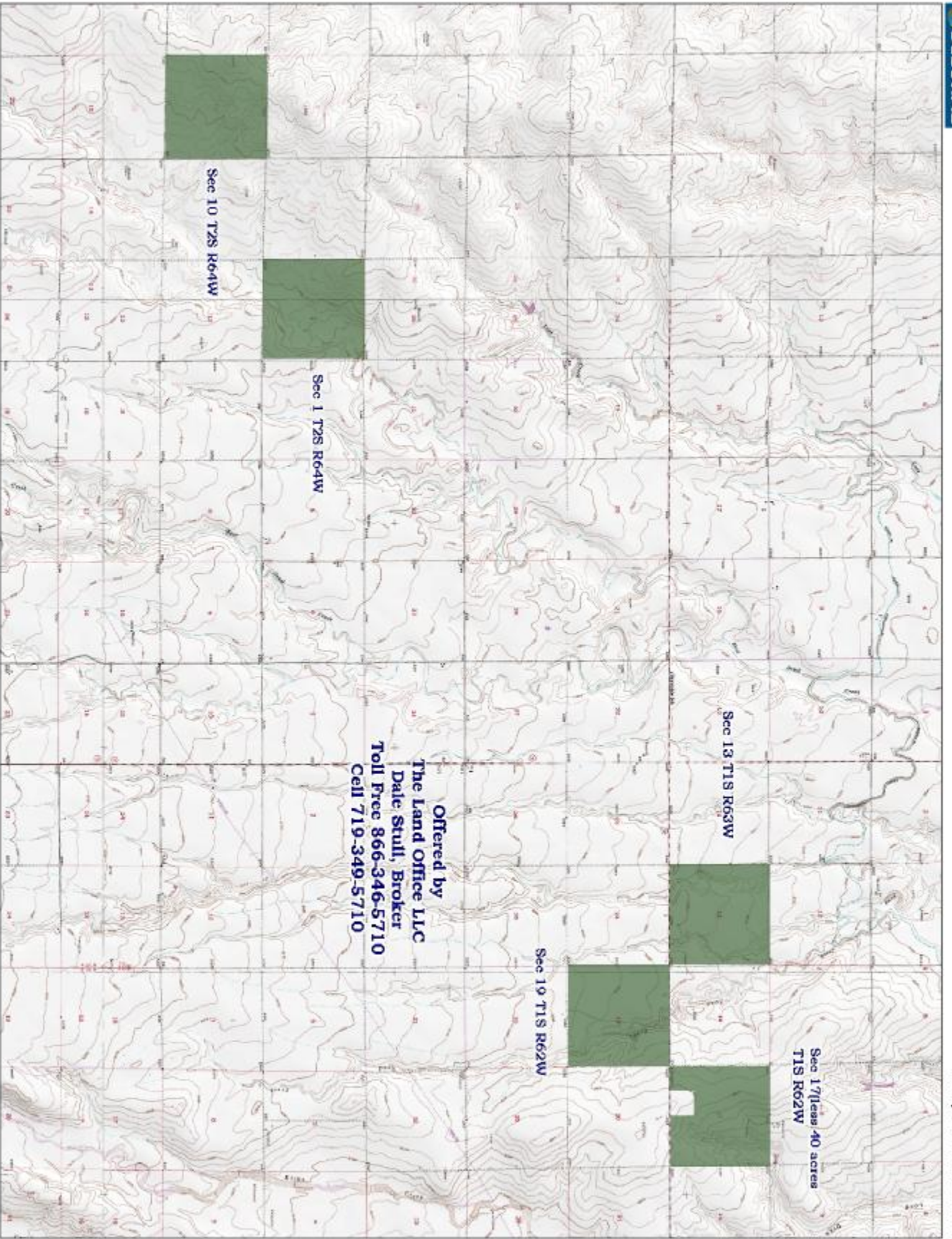
Cell 719-349-5710

Toll Free 866-346-5710 0154S
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



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.



Offered by
The Land Office LLC
Dale Stull, Broker
Toll Free 866-346-5710
Cell 719-349-5710

Data use subject to license.
© DeLorme XMMap® 5.2 Professional
www.delorme.com



Data Zoom 11.3