

# 3,160± Acres Dry Land Adams County, Colorado

**PRICE REDUCTION** ~~\$7,900,000.00~~ \$6,952,000.00 Cash

2010 Property Tax \$8,530.92

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 6<sup>th</sup> P.M.  
Section 19, Township 1 South, Range 62 West of the 6<sup>th</sup> P.M.  
Section 13, Township 1 South, Range 63 West of the 6<sup>th</sup> P.M.  
Section 1, Township 2 South, Range 64 West of the 6<sup>th</sup> P.M.  
Section 10, Township 2 South, Range 64 West of the 6<sup>th</sup> P.M.  
Adams County, CO



**Dale Stull – Listing Broker**

Cell 719-349-5710

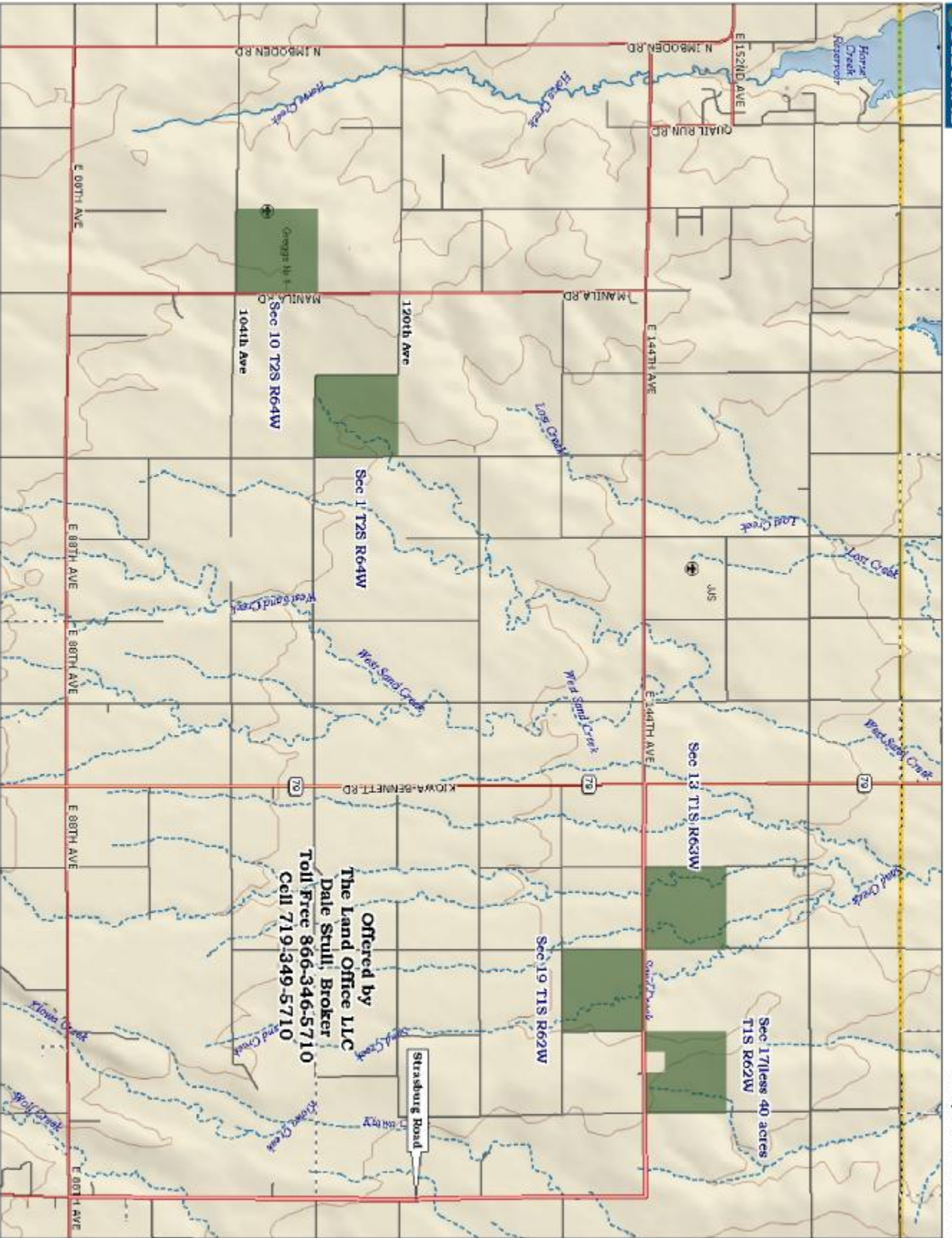
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Visit our web site at:  
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Offered by  
**The Land Office LLC**  
 Dale Stull, Broker  
 Toll Free 866-346-5710  
 Cell 719-349-5710

Strasbourg Road

Sec 17 T1S R62W  
 40 acres  
 T1S R62W

Sec 10 T2S R64W  
 1041st Ave

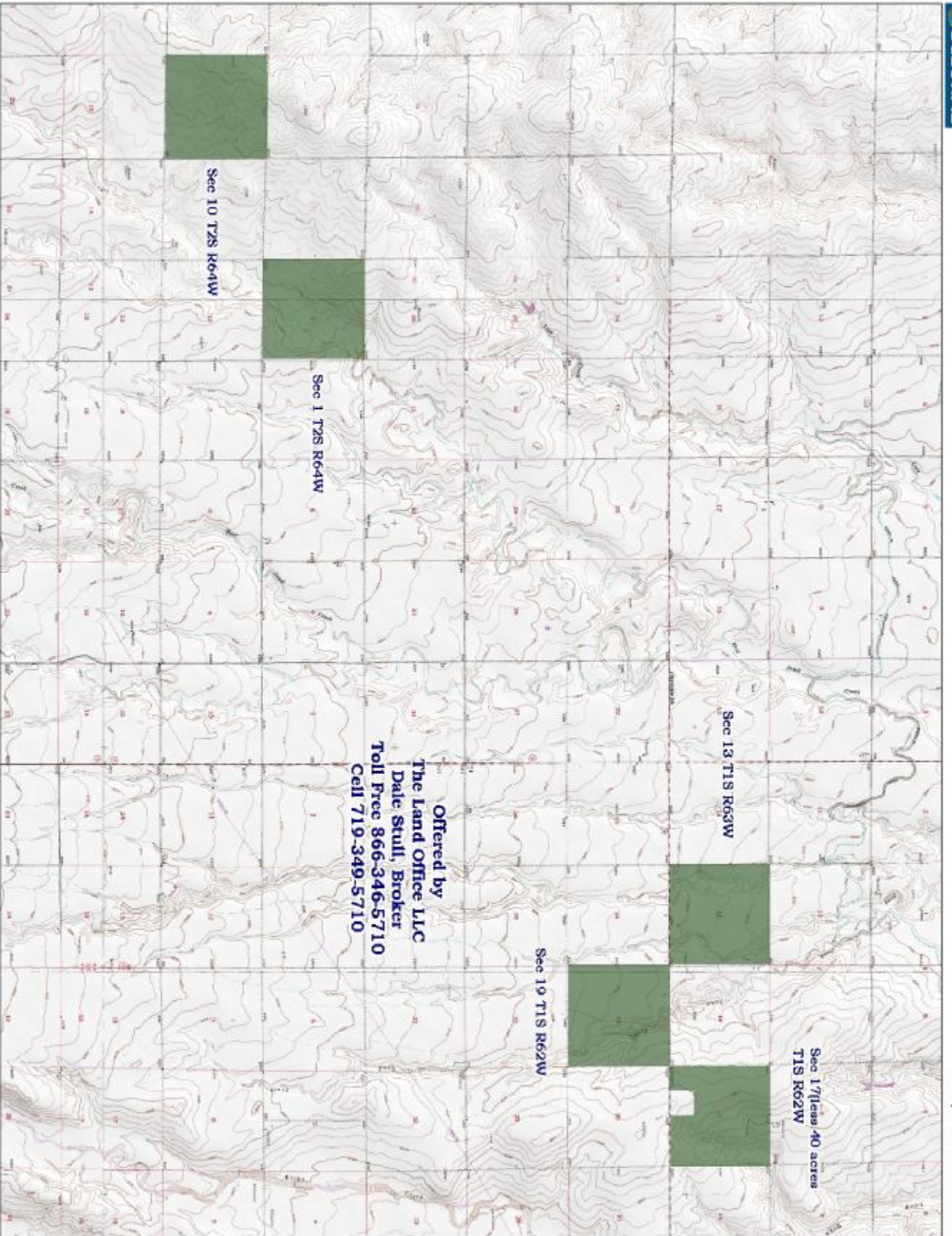
Sec 1 T2S R64W

Sec 13 T1S R63W

Sec 19 T1S R62W

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