

640± Acres Dry Land
Adams County, Colorado
Located on Hwy 79

\$1,600,000.00 Cash

2011 Property Tax \$1,295.8

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.

Any growing crops to be negotiated.

FSA Base:

<u>Crop</u>	<u>Base</u>	<u>Direct Yield</u>	<u>CC Yield</u>
Wheat	308.2	32	32
Barley	53.5	47	47

Possession immediate upon closing subject to year to year lease with Kevin Helzer.

7 miles north of Bennett on Hwy 79 to 96th Ave.
96th Ave and Hwy 79 is the SE corner of property.

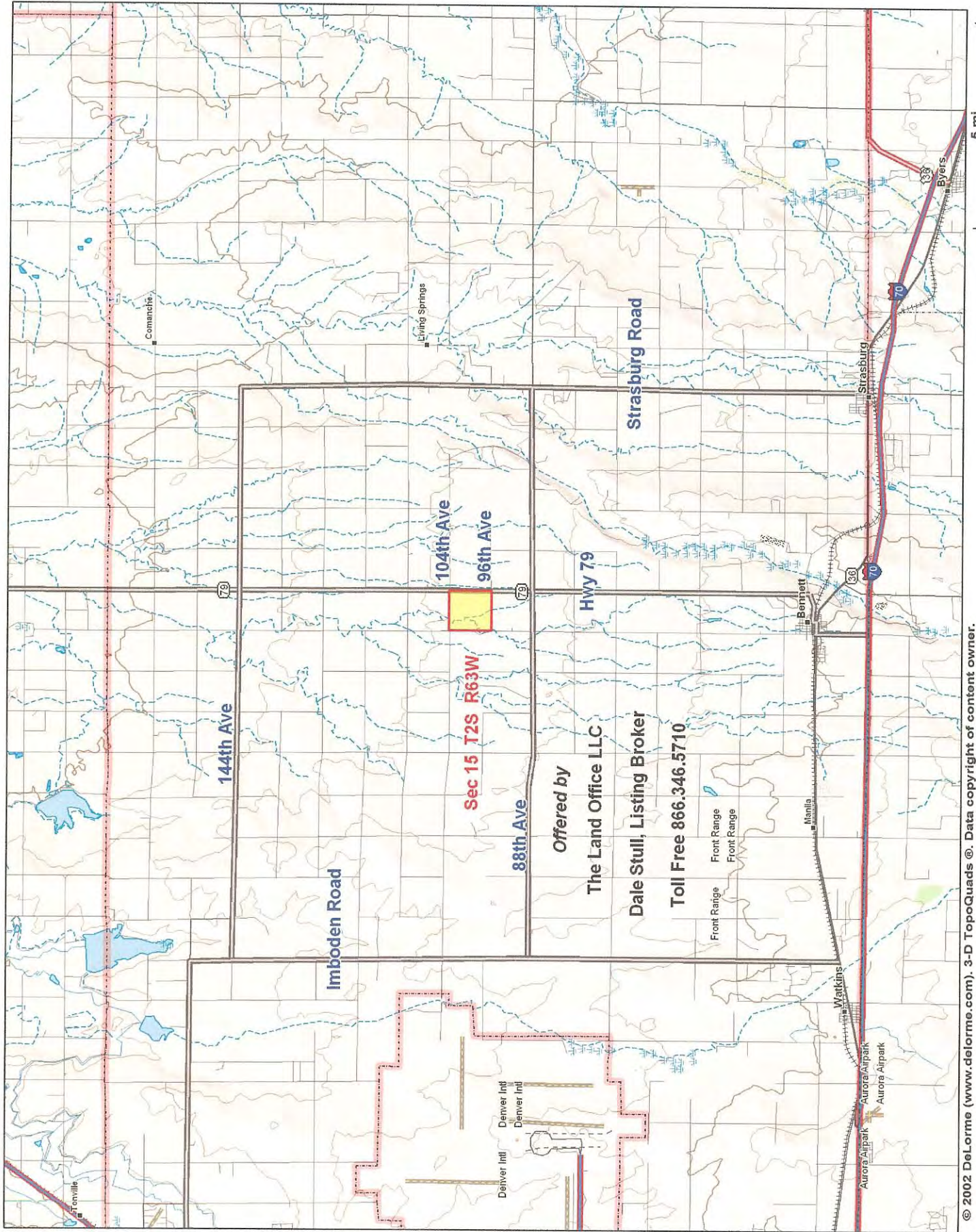
Legal: All Section 15, Township 2 South, Range 63 West of the 6th P.M.

0187

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.

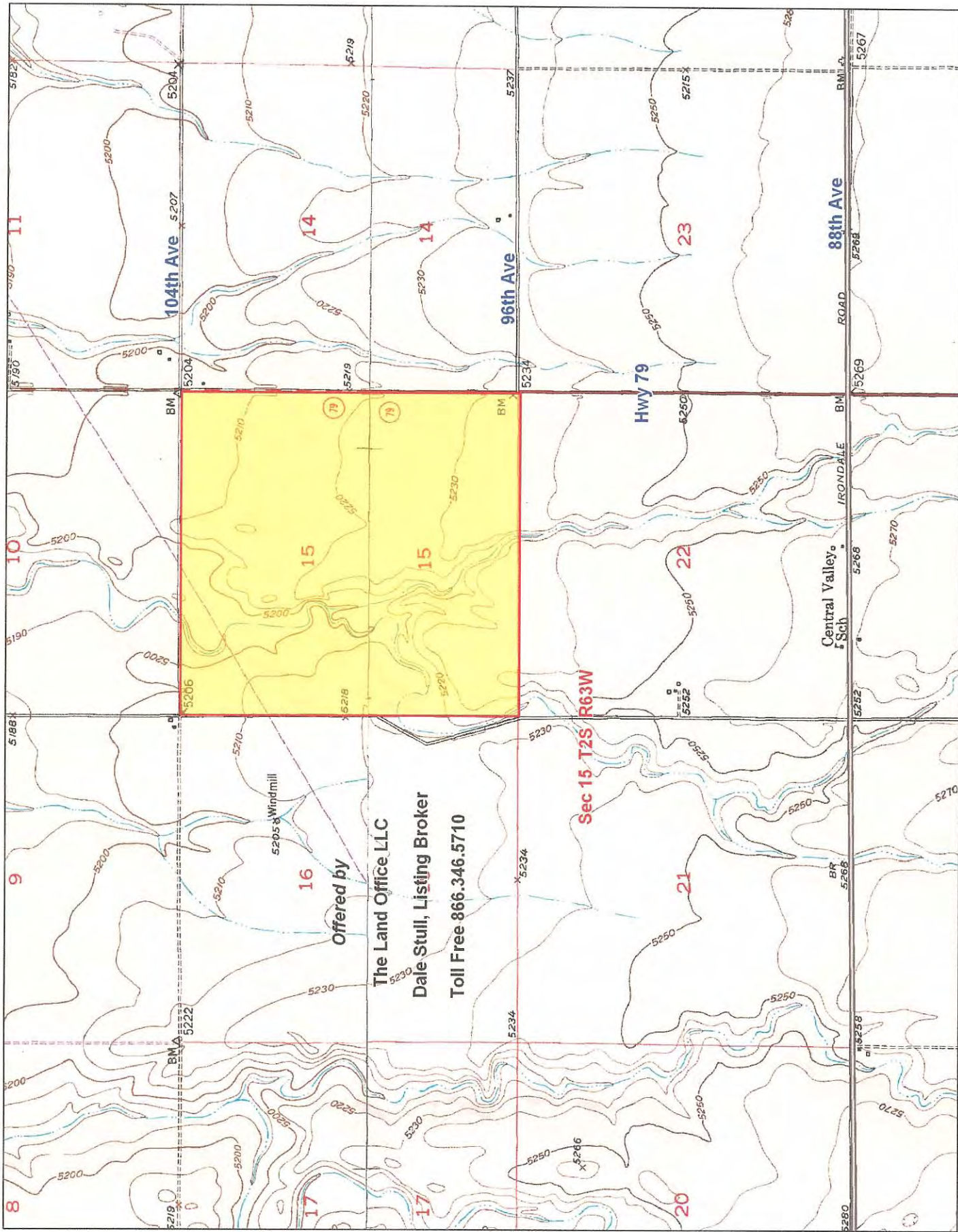
Dale Stull, Broker
19483 County Road 40 • Bethune, CO 80805
719-346-5710 • Cell: 719-349-5710 • Fax 719-346-5013 • Toll Free 866-346-5710
Email: dalestull@thelandofficellc.com <http://www.thelandofficellc.com>





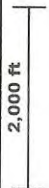
Sec 15 T2S R63W

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

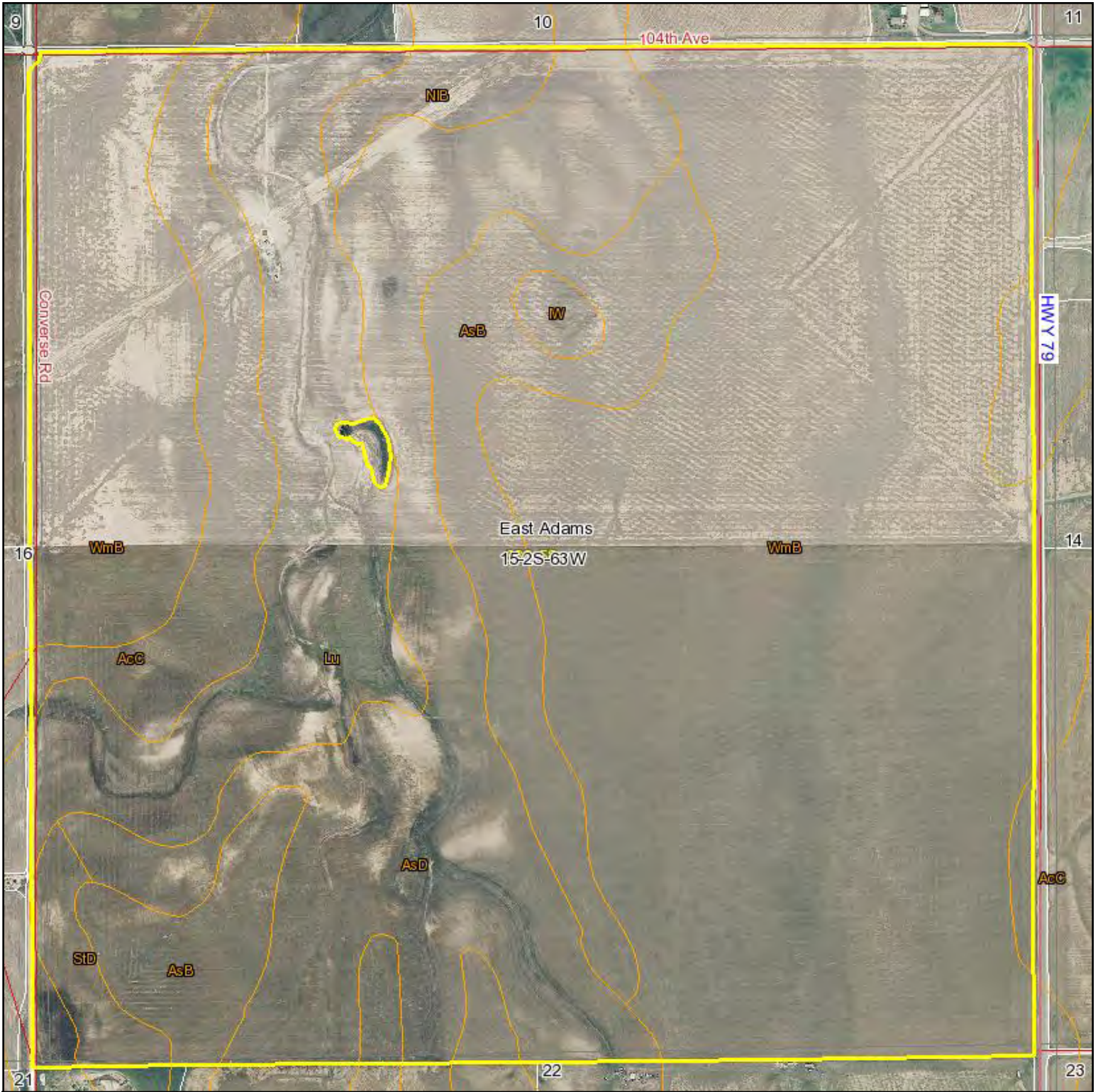


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Sec 15 T2S R63W



Aerial Map



map center: 39° 52' 33.33, 104° 25' 23.16

scale: 9898

15-2S-63W
Adams County
Colorado



2/1/2012

Maps provided by:

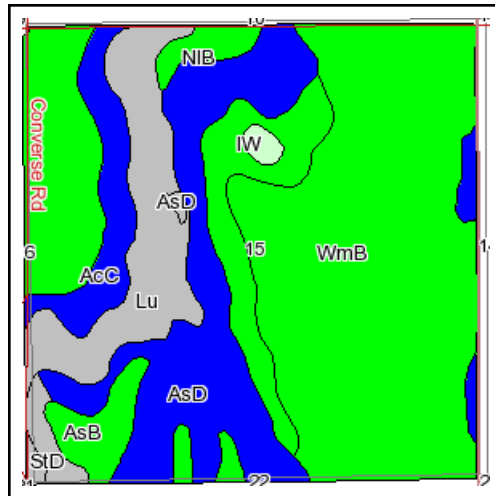
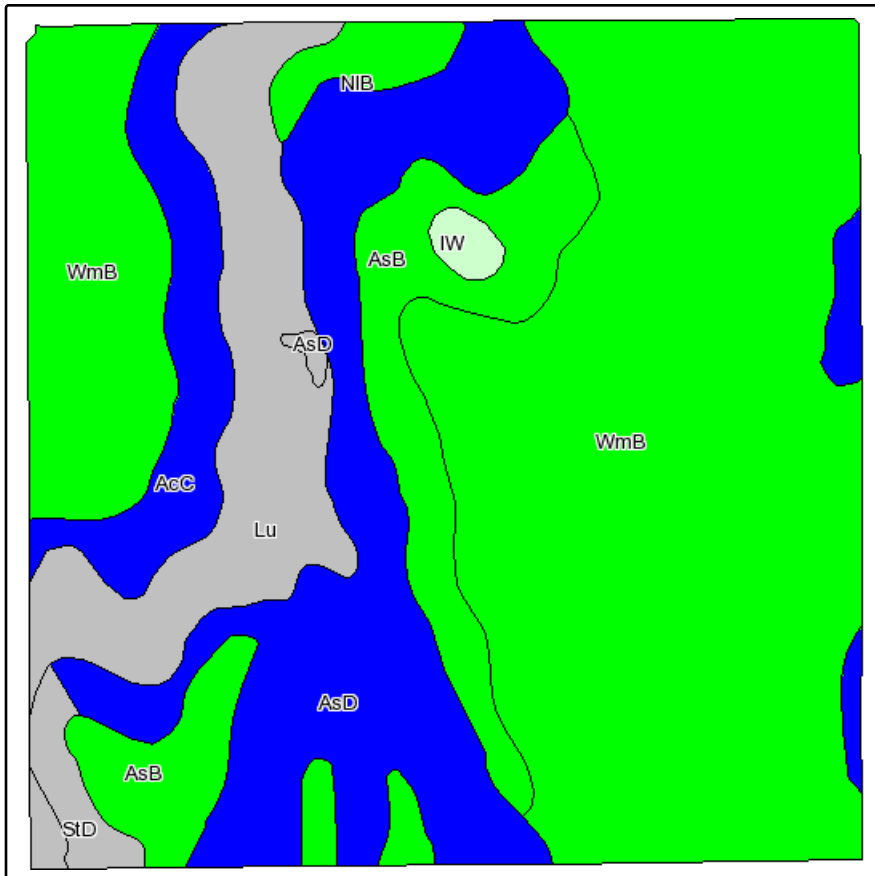


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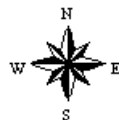
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **Colorado**
 County: **Adams**
 Location: **015-002S-063W**
 Township: **East Adams**
 Acres: **634.7**
 Date: **2/1/2012**

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Wheat
WmB	Weld loam, 1 to 3 percent slopes	321.9	50.7%		IIIc	Ile		27
AsD	Ascalon sandy loam, 5 to 9 percent slopes	111.8	17.6%		IVe	IVe	15	18
Lu	Loamy alluvial land	70.8	11.2%		VIw	IIw		
AsB	Ascalon sandy loam, 1 to 3 percent slopes	68.9	10.9%		IIIe	Ile		27
AcC	Adena-Colby association, gently sloping	39.9	6.3%		IVe	IIIe		14
NIB	Nunn loam, 1 to 3 percent slopes	9.7	1.5%		IIIc	Ile		22
StD	Stoneham loam, 3 to 9 percent slopes	8.2	1.3%		VIe			
IW	Intermittent water	3.5	0.6%					
Weighted Average							2.6	21