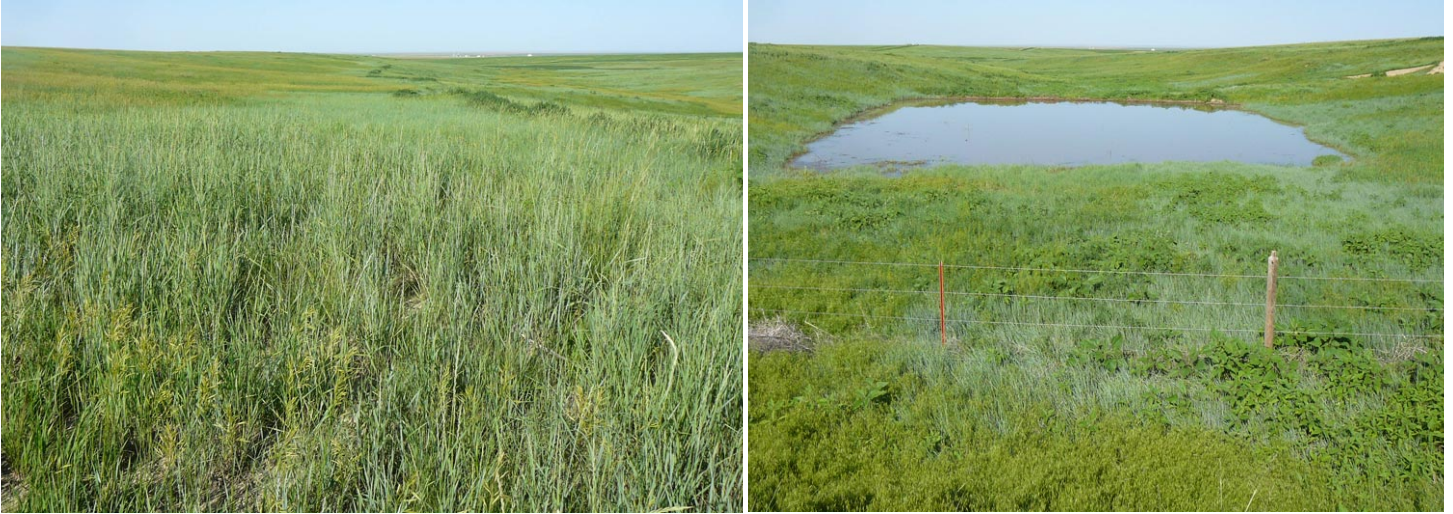


556.56 ACRES GRASSLAND 18 MILES SOUTH OF FORT MORGAN CO



LOCATION: Property lies 18 miles South of Fort Morgan or 25 miles NE of Byers or 6 miles North of Shamrock CO  
View map

ADDRESS: Vacant Land, no address.

LEGAL: Section 7, Township 1 South, Range 57 West of the 6th PM except for the E1/2 of the NE1/4 County of Adams, State of Colorado.

ACREAGE: 556.56 +/- Total Acres (per Adams County Assessor) there is no current survey of the Property.

PRICE: \$384,000 or \$690 per acre. No owner carry. Broker may have short term private financing options.

PASTURE: Part of the Property is expired CRP grass and part of the Property is native pasture. All of the Property can be grazed upon completion of the fence.

FENCE: 170+/- acres is completely fenced the remaining 387+/- acres needs about 1.25 miles of fence to be able to graze.

WATER: Stock Well Permit 302427 and Stock Well Permit 308418. Both wells are in the alluvium at only 100 feet deep. There is no underground water in this area and only shallow water. The stock wells current condition is unknown as they have not been pumped for some time.

MINERALS: Property includes all of Seller's minerals, if any.

TAXES: 2022 property taxes paid in 2023 were are \$747.00 or \$1.34 per acre.

NOTE: The information contained herein is reliable but not guaranteed by Seller or Broker. This offer is Subject to error, prior sale or withdrawal. Broker is a Transaction (neutral) Broker.