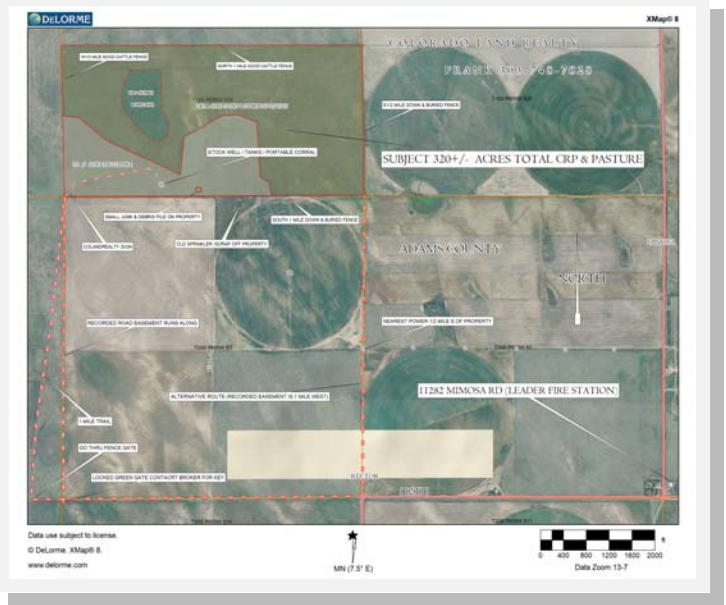


320 ACRES GRASS LAND / 243.4 ACRES CRP / 77 ACRES PASTURE



LOCATION: From Byers go 9 miles East on US Hwy 36 to Rector Leader Road then 11 miles N to 112th then 1 mile N down Trail to the SE corner of the Property. The Site Map above shows where the legal access is located. The legal access is locked. Call Broker for a key. Call Frank 303-748-7028

LEGAL: The S1/2 of Section 34, Township 1 South, Range 60 West of the 6th P.M. County of Adams.

ACREAGE: 320 acres per the Adams County Assessor. 243.4 acres of the Property is enrolled in the CRP (Conservation Reserve Program whereby the farmed portion of the Property has been converted back to grassland for the purpose of conservation and wildlife. On this parcel the government pays the owner 22.10 or \$5,379 annually to leave the land for wildlife and not to farm or graze domestic livestock on the Property. The Contract expires 9/30/2020 after which you may farm or graze the Property or try to re-enroll into CRP if a signup is available at that time.

WATER: Stock well permit #293684 to pump up to 15gpm. The well is located in the SW portion of the Property. Well depth is approximately 150 feet deep.

PRICE: \$264,000.00 cash at closing or terms acceptable to Seller.

MINERALS: Property to include 1/2 of owner's mineral rights, if any, pertaining to the Property.

ZONING: Property is zoned AE Agricultural with minimum lot size of 35 acres.

TAXES: Property taxes for 2018 are \$762.10

NOTE: The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker is a Transaction (neutral) Broker not a Seller's agent.