

640 ACRES GRASSLAND OR CRP INVESTMENT PROPERTY 23 MILES NE OF BYERS CO



- ADDRESS: Vacant land, no address assigned. Seller is willing to terminate the CRP Contract at the request of the Buyer so that the grass can be grazed
- LOCATION: From Denver E-470 and I-70 go East on I-70 27 miles and take Exit 316 at Byers CO, at stop sign go Left under I-70 and continue North on US Hwy 36 1&1/2 miles and follow Hwy 36 as curves East then continue East for another 16 miles to High Plains Raceway entrance and then continue East on US Hwy36 another 1&1/2 miles to gate and trail running North of US Hwy 36. Go North 1/2 mile to oil well site then continue North another 2 miles to the SW corner of the Property. See map attached.
- LEGAL: All of Section 22, Township 3 South, Range 58 West of the 6th PM County of Adams.
- ACREAGE: 640+/- Total Acres grass per Adams County Assessor of which 580.2 acres is currently enrolled in the Conservation Reserve Program (CRP) until 10/1/2030. The annual rental payment is \$9,863 or \$17 per CRP acre or \$15,41 per acre on 640 acres. Seller is willing to terminate the CRP Contract at the request of the Buyer so that the grass can be grazed.
- PRICE: \$512,000.00 No owner carry. Broker may have short term private financing options.
- WATER: No current water source. A livestock well would have to be drilled.
- MINERALS: Property includes all of Sellers mineral rights, if any. Seller believe that they own little or no minerals.
- TAXES: 2020 taxes are \$1,864.00
- 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.