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Goodman
REALTY CO., INC.
THE COLORADO WEST

FARMS • RANCHES • CITY PROPERTY
www.goodmanrealtys.com

**640 Acres
CRP & Grass**

**List Price
\$485,000**

LOCATION: Approximately 14 miles SE of Anton along County Road JJ between County Road 2 & 3. T5SR51W Section 21 - ALL.

TOTAL ACRES: 640 Acres more or less

FSA DATA: 538.1 Acres CRP @ \$19,422/yr. (\$36.13/A) Expires 9/30/2023
Grain based reserved - 326.6 Acres wheat base
Balance (102.53 Acres) in grass draws & Arickaree Creek

BUYER SHARE: Buyer gets 100% of 2020 CRP payments and thereafter

TOPOGRAPHY: CRP - gently rolling
Grass - rolling (draws and creek)

SOILS: Cropland - combination of (78) Weld Silt loam class 3c and some (47) Norka Colby loam class 3c and a little (17) Colby Norka loam class 6e
Grassland - mostly (18) Colby-Ustic torriorthents complex and a little (17) Colby Norka loam class 6e

MINERALS: Buyer gets owners share (approximately 1/5 owned by seller according to Assessor records)

TAXES: \$895.28/2018 yr.

PRICE: \$485,000

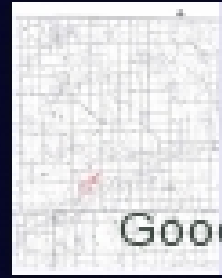
TERMS: Cash, New Loan

OTHER DATA: There is an older windmill in the grass draw and an older irrigation well. Grass is not fenced. Lots of wildlife - excellent hunting property with CRP income

REALTOR NOTICE TO PROSPECTIVE PURCHASERS: The information contained herein is deemed to come from reliable sources and we have no reason to doubt its accuracy, however, this information is not guaranteed nor warranted. Goodman Realty Co., Inc. and the seller assume no responsibility for the accuracy, omissions, corrections, withdrawals or prior sales. The Prospective Purchaser should verify all information contained herein. Goodman Realty Co., Inc. and its broker associates are acting as a Transaction Broker in the sale of this property.

Equal Housing Opportunity

Goodman Realty Company, Inc.



T5SR51W sec 21, Akron, Colorado

640 acres CRP and Grassland Approximately 14 Miles SE of Anton along Co Rd JJ between Co Rd 2 and 3

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2018	\$ 895	0.00 %	\$ 0	0.00 %

LAND INFORMATION:

BUILDING INFORMATION:

Year Built	: 0
Year Remodeled	: 0
Number of Floors	:
Floor area (Lower)	: 0
Floor area (Main Level)	: 0
Floor area (Upper)	: 0
Floor area (Total)	: 0

CONVENIENCE: