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REALTY CO., INC.
THE COLORADO WEST

FARMS • RANCHES • CITY PROPERTY
www.goodmanrealtyco.com

800 Acres
Grassland

List Price
\$600,000

LOCATION:

Approximately 20 miles NE of Eckley, CO.
T4N45, Section 9: NE ¼ NE ¼, N ½ SE ¼, S ½ NE ¼ - 200 Acres
Section 10: N ½ and N ½ S ½ - 480 Acres
Section 11: W ½ NW ¼, NW ¼ SW ½ - 120 Acres

ACRES:

800 Acres more or less (sandhill grassland)

GRASSLAND DATA:

(sandhill grassland) - 1 pasture with 3 water tanks with water pipeline connecting the tanks. The water well is on the neighbor's property so there will need to be a new well drilled. Barbed Wire fence.

ACCESS:

Trail road through neighbor's property

SOILS:

Sandy and Sandy loam soil

TOPOGRAPHY:

Gently rolling to rolling

MINERALS:

Seller reserves the minerals

TAXES:

\$613.90 (2018)

LIST PRICE:


\$600,000 (\$750/A)

TERMS:


Cash and New Loan

OTHER DATA:

Typical sandhill grassland. Access is by trail road. Need to drill new well. Located in Ogallala Water Basin.



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.



Goodman Realty Company, Inc.



T4NR45W parts of Sec 9, 10, 11, Colorado

800 Acres of Grassland (sand hill grassland) located approximately 20 miles Northeast of Eckley, Colorado. Located in Ogallala water district. Topography is gently rolling to rolling with sandy to sandy loam soil.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2018	\$ 614	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: