



**1377 Acres
Grassland/Cropland
Combo**

**List Price
\$1,121,000**

LOCATION: 10 miles South of Akron to CR 30 then 9 1/2 miles West to CR. T (see location map on the back side)

TOTAL ACRES: 1375 Acres more or less (FSA measurements show 1420.09 Acres Total)

FSA DATA:
 Grassland - 1008.85 Acres (includes 11.87/A that is considered cropland but is now in grass)
 Cropland - 405.36 Acres (doesn't include 11.87/A cropland that is now grassland)
 Improvement Site - 5.88 Acres
 Total - 1420.09 Acres according to FSA Measurements (oversized) (see maps on website)

GRAIN BASE: 209.2 Acre Wheat base

CROP TO BUYER: 153.26/A planted to wheat - Sellers share (1/3) goes to buyer

IMPROVEMENTS: Older house and sheds - needs lot of TLC minimal value if any

TOPOGRAPHY:
 Cropland - Section 2 is relatively level to a slight gentle slope
 Cropland - Section 14 is a little relatively level to more gently rolling with a couple of draws
 Grassland - Mostly gently rolling with Buck Creek draw running through it

SOILS:
 Cropland Section 2 - Approximately 80% good (78) Weld silt loam class 3c with the other 20% being Norka Colby loam and Colby-Norka loam
 Cropland Section 14 - Approximately 47% good (78) Weld silt loam class 3c, approximately 44% Norka Colby loam class 3e. Balance is Colby-Norka & Colby loam
 Grassland - Combination of Weld Silt loam, Colby-Norka loam, Norka Colby loam
 Havenson silty clay loam.

POSSESSION: After harvest on planted wheat and at closing on grass and stubble farmland.

MINERALS: Seller reserves 1/2 of mineral rights presently owned

TAXES: \$1801.78 for 2019 **TERMS:** Cash, New Loan

LIST PRICE: \$1,121,000

OTHER DATA: Grass is typical hardland grass, approximately 4 water wells and a couple of water holes. The cropland in Section 2 has 252.1 Acres and is in millet stubble. The cropland in Section 14 is planted to wheat. The improvements need a lot of TLC. Seller is in the process of cleaning up improvement site.

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.



T1SR54W parts of Sec 2, 3, 11, 12, 14, Akron, Colorado, 80720

This land is located 10 miles South of Akron to County Road 30 then 9 1/2 miles West to County Road T. It consists of 1375 Acres more or less (FSA measurements show 1420.09 Acres total). Legal Description: T1SR54W Sec 2: ALL Sec 3: E 1/2 NE 1/4, NW 1/4 NE 1/4, NE 1/4 SE 1/4 Sec 11: E 1/2 Sec 12: SW 1/4 Sec 14: NE 1/4

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2019	\$ 1,802	0.00 %	\$ 0	0.00 %

LAND INFORMATION:

Total acres : 1375

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: