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Goodman
REALTY CO., INC.
THE COLORADO WEST

FARMS • RANCHES • CITY PROPERTY
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**320 Acres
Cropland
Can be separated**

List Price
1N51 - \$192,000
5N50 - \$200,000

LOCATION: T1N52 – SW ¼ - SEC 22 (From Akron, CO 9 miles South and 1 mile East on County Road 32)
T5N51 – NW ¼ - SEC 31 (From Akron, CO 14 miles North and 5 miles East on County Road 55)

ACRES: 320 Acres more or less (can be separated)

FSA DATA: **T1N52 SW 22**
Crop Acres – 158.46 Acres
Grain Base – 78.5 Acres wheat base @ 34 bu/A yield - .7 Acre barely base @ 27bu/A yield
T5N51 NW 31
Crop Acres – 158.64 Acres
Grain Base – 65.88 Acres wheat base @ 29 bu/A yield – 43.79 Acres corn base @ 56 bu/A yield

CROP: No crop planted (millet stubble)

TOPOGRAPHY: T1N52 SW 22 – Relatively level to slight slope to draw on the South end
T5N51 NW 31 – Relatively level

SOILS: T1N52 SW 22 – Mostly (55) Plattner loam class 3c with (75) Wages-Ascalon loam class 3c along the draw
T5N51 NW 31 – Primarily (78) Weld Silt loam class 3c

POSSESSION: Day of closing

MINERALS: Seller minerals owned goes to buyer

TAXES: T1N52 SW 22 - \$462.82 (2019)
T5N51 NW 31 - \$398.58 (2019)

LIST PRICE: \$192,000 on T1N51 SW ¼ 22
\$200,000 on T5N50 NW ¼ 31

OTHER DATA: **SW ¼ of Sec. 22** – gentle slope to a draw on South side with approximately 80-85% good Plattner loam soil average grain base – slight showing of rock outcropping easily farmed through.
NW ¼ of Sec. 31 – lays good with real good soils excellent grain base, presently in millet stubble.

NOTICE TO PROSPECTIVE PURCHASERS: The information contained herein is believed 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, completeness, correctness, timeliness or price value. 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.

T1N52 Sec 22 SW 1/4- T5N51 Sec 31 NW 1/4, Akron, Colorado, 80720

320 Acres of crop land that can be separated. T1N52 is 158.46 acres and grain base is wheat and is \$192,000. T5N51 (UNDER CONTRACT) is 158.64 acres and grain base is wheat and is \$200,000. Refer to info sheet for complete information and location.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2019	\$ 861	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: