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**Goodman**  
REALTY CO., INC.  
THE COLORADO WEST  
AKRON, CO 80720

FARMS • RANCHES • CITY PROPERTY  
www.goodmanrealtyco.com

**CRP & GRASS**

**Asking Price**  
\$813,215

**LOCATION:** Approximately 3 miles South of Linton, CO along Co. Rd. SS, Co. Rd. 8 and 9

**ACRES:** 1120 Acres more or less

**FSA DATA:** Farm 3880 Tract 3675 & 35207  
FSA Acres 1124.85 according to FSA measurements

**CRP ACRES:** 632.5 Acres contract 103414B @ \$33.52/A Expires 9/30/2023  
24 Acres contract 10244 B @ \$22.20/A Expires 9/30/2022  
Tenant gets 1/3 of CRP payments. CRP payment shall be prorated day of closing.

**GRASSLAND ACRES:** 468.35 Acres

**GRAIN BASE:** 322.9/A wheat base -- 15.4/A barley base

**TOPOGRAPHY:** Relatively level to mostly gently rolling with sand creek running through grassland.

**SOILS:** Section 23 -- Approximately 20% (78) Weld Silt loam class 3c, 69% (17) Colby Norka loam class 6e, and balance intermingled type loam class 3c to 4e.  
Section 24 -- Approximately 33% (78) Weld Silt loam class 3c, 55% Colby Norka loam class 6e, balance intermingled type loam class 3c to 4e.

**MINERALS:** Seller's minerals presently owned go to buyer.

**IMPROVEMENTS:** Quonset 50'x120' built in 1952

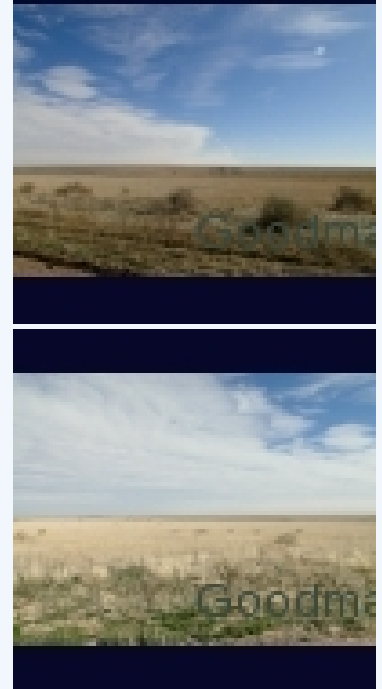
**LIST PRICE:** \$813,215 **TERMS:** Cash or New Loan

**POSSESSION:** Day of closing

**OTHER DATA:** The grassland has decent fences however the water is approximately 1 1/4 GPM and should be inspected and tested. Most of the CRP has good CRP payments.

**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 or 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.



## T4SR54W Sec 23: ALL, Sec 24: NW 1/4 and S 1/2, Linton, Colorado

This land has CRP and Grass. There is 1120 acres more or less and is located approximately 3 miles south of Linton CO along Co Rd SS and Co Rd 8 and 9. There is a Quonset 50'x120' that was built in 1952 and sand creek running through the grassland. The grassland has decent fences and most of the CRP has a good payment.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2020	\$ 1,782	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: