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

Farms • Ranches • City Property
www.goodmanrealtyco.com

**160 Acres
FARMLAND**

\$156,570

LOCATION: South of Brush CO. along Highway 71 and Co. Rd. 20 in Washington County Colorado – NE ¼ - Section 25 - T2SR56W

FSA DATA: 156.57 according to FSA measurements

EXPIRED CRP: Presently in CRP grass

GRAIN BASE: 69.5/A wheat base @ 26 bu/A

TOPOGRAPHY: Relatively level – slight slope in Southwest corner.

SOILS: Approximately 61% good (78) Weld Silt loam class 3c, 7% (58) Rago Silt loam, 16% Vona Sandy loam, 9% Nortka Colby loam.

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

IMPROVEMENTS: None - Fenced

LIST PRICE: \$156,570

OTHER DATA: Lays pretty good

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.



T2SR56W Sec 25 NE 1/4, Colorado

Quarter Acre of land South of Brush along Highway 71 and Co. Rd. 20 in Washington County. 69.5/A wheat base @ 26 bu/A and is currently in CRP. Land lays good with a slight slope in the SW corner. Seller's minerals presently owned with go to buyer.

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: