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

FARMS • RANCHES • CITY PROPERTY
www.goodmanrealtyco.com

**160 Acres
FARMLAND**

**Price
\$199,500**

LOCATION: SW ¼ Section 35 – T2NR51W – Approximately 4 miles SO. of Platner Colorado on County Road LL.

ACRES: 160 Acres more or less

CROP ACRES: 158.12 Acres cultivated

GRAIN BASE: 91.5 Acres wheat base @ 33 bu yield (PLC)

CROP TO BUYER: Half planted to wheat – owners share (1/3) to buyer

TOPOGRAPHY: Relatively level with little undulation.

SOILS: Platner loam, Wages Canyon complex and gravelly loam, some rock outcropping.

POSSESSION: After harvest on planted wheat land and subject to verbal lease (1/3 owner 2/3 tenant) on the balance of the stubble/summer fallow farmland.

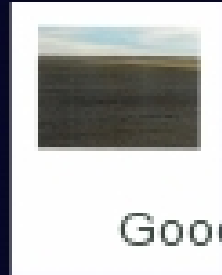
LIST PRICE: \$199,500

TERMS: Cash or New Loan

OTHER DATA: Lays pretty good, some rock outcropping in S ½

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.



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T2NR51W Section 35 SW 1/4, Colorado, Platner

160 Acres more or less 158.12 Acres cultivated 91.5 Acres wheat base @ 33/bu yield (PLC) Relatively level with little undulation This property is located South of Platner CO

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: