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Goodman
REALTY CO., INC.
THE COLORADO WEST
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FARMS • RANCHES • CITY PROPERTY
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**320 Acres
FARMLAND
&
GRASS**

**Price
\$335,000**

LOCATION: S ½ Section 10 – T1NR51W – Approximately 5 miles SO. of Platner Colorado on County Road LL

ACRES: 320 Acres more or less

CROP ACRES: 126.42 Acres cultivated

GRAIN BASE: 73.15 Acres wheat base @ 33 bu yield (PLC)

CROP TO BUYER: None - stubble

GRASSLAND ACRES: 193.0 Acres

TOPOGRAPHY: Relatively level on cropland – Grassland is relatively level with some undulation and draw through the middle.

SOILS: Platner, Rago and Weld silt loams, Table Mountain loam, Norka Colby loam and Wages Ascalon loams.

POSSESSION: Subject to verbal lease (1/3 owner 2/3 tenant) on the stubble/summer fallow farmland. Buyer shall receive pasture lease through summer 2022.

LIST PRICE: \$335,000

TERMS: Cash or New Loan

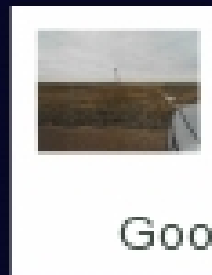
OTHER DATA: Farmland lays good, grassland has windmill on East side. Possibility of breaking some of grassland into farmland.

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.

REALTOR

EQUAL OPPORTUNITY

Goodman Realty Company, Inc.



Goodman

T1NR51W Section 10 S 1/2, Colorado, Platner

320 Acres more or less 126.42 Acres Cultivated 73.15 Acres wheat base @ 33/bu yield (PLC) 193.0 Acres grassland Cropland land is relatively level Grassland is relatively level with some undulation and a draw through the middle. 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: