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

FARMS • RANCHES • CITY PROPERTY
www.goodmanrealtyco.com

**800 Acres
FARMLAND
&
GRASSLAND**

**Price
\$916,500**

LOCATION: Approximately 2.5 to 6 miles SO. of Platner along County Road LL.

ACRES: 800 Acres more or less

CROP ACRES: 598.24 Acres cultivated

GRAIN BASE: 346.2 Acres wheat base @ 33 bu yield (PLC)

CROP TO BUYER: Buyer shall receive owners share (1/3) of planted wheat.

GRASSLAND: 193 Acres

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

SOILS: Primarily loam soils with spots of Canyon complex, limestone 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.

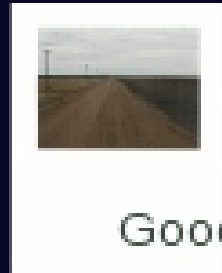
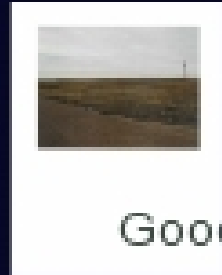
LIST PRICE: \$916,500

TERMS: Cash or New Loan

OTHER DATA: Most of cropland is relatively level with a little slope. Most of grassland could be broke out to farmland subject to NRCS and FSA and Commissioners approval.

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.



T1&2NR51W, Colorado, Platner

800 Acres more or less 598.24 Acres Cultivated 346.2 Acres wheat base @ 33/bu yield (PLC) 193 Acres grass Cropland relatively level and the grassland is relatively level with some undulation and a draw through it. This property is located South of Platner CO in sections 26, 34, 35, 10. This land can be divided up and is listed on our websites also as individuals.

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: