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

FARMS • RANCHES • CITY PROPERTY
www.goodmanrealtyco.com

280 Acres Cropland

Asking Price \$292,000

LOCATION: 13 miles South of Brush, CO. on Highway 71 to Co. Rd. F, then East 5 miles to Co. Rd. 34, then ½ mile South on East side.

ACRES: 280 Acres more or less
278.14/A cultivated farmland

GRAIN BASE: 137.7/A wheat base @ 31 bu yield

TOPOGRAPHY: Relatively level to gently rolling

SOILS: Sandy loam

MINERALS: Seller reserves ½ minerals owned for 10 years

LIST PRICE: \$292,000

TERMS: Cash or New Loan

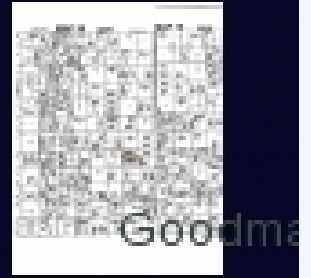
LEASE: Cash lease on growing crops, reimburse tenant for any farming expenses on stubble

POSSESSION: After harvest on planted crops; at closing for stubble

OTHER DATA: Nice piece of land with sandy loam soils.

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 its seller assume no responsibility for the accuracy, omissions, corrections, withdrawals, or price 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.



T1NR55 Sec 11: S2NW4, N2SW4, SW4NE4, Brush, Colorado, 80723

280 Acres more or less with 278.14/A cultivated farmland. Located 13 miles South of Brush Co. Nice piece of land with sandy loam soils.

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: