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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 salespersons 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.

 EQUAL HOUSING OPPORTUNITY

Goodman Realty Company, Inc.



Goodman

T3SR54W Sec 5: E2NW4, Colorado

This tract is 80 Acres with no crop planted at this time. Land lays relatively flat with a slight slope. Soils are 90.3% Colby-Norka loam class 6e. 1/2 minerals are reserved by seller for 20 Years.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2021	\$ 73	0.00 %	\$ 0	0.00 %

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: