

142 Main  
P.O. Box 402  
Phone: 970-345-2203  
Fax: 970-345-2651

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

FARMS • RANCHES • CITY PROPERTY  
www.goodmanrealtyco.com

**117.26 Acres  
FARMLAND  
Expired CRP**

**List Price  
\$152,500.00**

**LOCATION:** -Approximately 5 1/2 miles West of Cope, Co in NE 1/4 of section 34  
-T45R50W

**ACRES:** -117.26 Acres more or less.

**GRAIN BASE:** -24.4 Acre Wheat base @ 29 bu./Acre yield  
-31.8 Acre Corn base @ 32 bu/Acre yield

**SOILS:** -Primarily good Weld Silt loam class 3c, with a little bit of Wages Ascolon loam class 3e.

**TOPOGRAPHY:** -Relatively level to slight gentle rol.

**POSSESSION:** -Day of closing.

**MINERALS:** -Seller reserves 1/2 of minerals presently owned for 10 years or so long as any production exists.

**LIST PRICE:** -\$152,500.00

**TERMS:** -Cash or New Loan

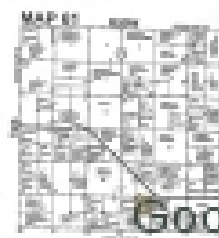
**OTHER DATA:** - Excellent CRP grass- Excellent cropland if broken out and farmed.

**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 HOUSING OPPORTUNITY**

Goodman Realty Company, Inc.



## T45R50W, Cope, Colorado, 80812

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### LAND INFORMATION:

### BUILDING INFORMATION:

Year Built	: 0
Year Remodeled	: 0
Number of Floors	:
Floor area (Lower Level)	: 0
Floor area (Main Level)	: 0
Floor area (Upper Level)	: 0
Floor area (Total)	: 0

### CONVENIENCE: