

I60+/- ACRES DRY FARM LAND OR GRASS LAND CURRENTLY IN CRP
23 MILES SOUTH OF FORT MORGAN, CO

- LOCATION:** 23 miles South of Forth Morgan CO. No address assigned but the property is located ½ mile South of the neighbor's whose address is 103400 E 144TH AVE, FORT MORGAN CO 80701. From Fort Morgan go 16 miles South of Sherman Street Road 19 to Road A then 3 miles East of Winview Road then 3 miles South to 144th Avenue, the 1 & ½ miles West and take the neighbors residential driveway ½ mile South past the house to the NW corner of the Property.
- LEGAL:** The SE1/4 of Section 21, Township 1 South, Range 57 West of the 6th P.M. County of Adams, State of Colorado. Adams County parcels 0155100000045
- ACREAGE:** 160+/- total acres per the Adams County Assessor.
- CRP:** 154.2 acres crop land established in grass and enrolled in the CRP (Conservation Reserve Program) which pays an annual contract payment of \$2,899.00 or \$18.80 per acre. Contract expires 9/30/20. The CRP refund expense to cancel the contract would be in excess of \$14,000.00. The property has not been professionally surveyed and Seller does not guarantee the acreage.
- FARM BASE:** Waiting on information from the Farm Service Agency.
- FRONTAGE:** The Property has no county road frontage. The Property lies ½ mile off of the nearest maintained county road and is approximately ¼ mile from electricity. Currently checking to see if there is a recorded easement for access.
- PRICE:** \$131,000.00 or approx. \$819 per acre cash at closing.
- MINERALS:** Seller believes he owns 100% of the mineral rights however, he has no mineral search. Seller is retaining all of his mineral rights.
- OIL LEASES:** Any recorded oil leases should be revealed on the title commitment. Broker and Seller are not aware of any active oil or gas lease on the Property.
- SOILS** Predominately loamy soils favorable for farming but the terrain is rolling hills.
- TAXES:** 2014 total land taxes were \$211.20 or \$1.32 per acre paid in full.
- WATER:** No known water wells on the Property.
- SCHOOLS:** Woodland School District R-104 for elementary, junior high and high school.
- NOTE:** The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. COLandRealty.com is a Transaction (neutral) broker assisting both Buyer and Seller throughout the transaction. This offer is subject to error, change, prior sale or withdrawal.