

312+/- ACRES GRASS LAND - 1/2 EXPIRED CRP & 1/2 NATIVE PASTURE

16 MILES EAST OF BYERS CO, ARAPAHOE COUNTY

- PRICE:** \$160,000.00 or approx. \$500 per acre. Cash at closing.
- LOCATION:** Located just 46 miles East of Denver or 16 miles East of Byers CO.
- LEGAL:** The East ½ of Section 21, Township 4 South, Range 59 West of the 6th P.M.
- ACREAGE:** 312.44+/- total acres per the Arapahoe County Assessor. 148.4 acres expired CRP and 159.12 acres native pasture per the Farm Service Agency.
- WATER:** Windmill, stock well and tank located in the NW corner of the property.
- MINERALS:** Any minerals to transfer with the property. The property is in an odd numbered section which may indicate that the minerals were retained by Union Pacific
- LAND USE:** The property is currently leased for pasture. The 148 acres of expired crp grass may be converted back to farm land. The Farm Service Agency should be consulted as to any farm plan requirements.
- FENCES:** The property has a complete perimeter cattle fence with the exception of ¼ mile on the North boundary of the property. There is also a cross fence dividing the crp grass from the native pasture.
- BASE ACRES:** 189.5 acre Wheat base and 27.6 acre Barley base.
- SOILS:** See soils map.
- TAXES:** 2010 taxes were \$170.90, or \$.55 per acre, paid in full.
- NOTE:** This information has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker Is a Transaction (Neutral) Broker.