

LAND FOR SALE

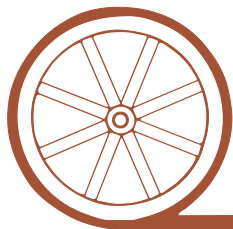
Phillips County, CO CRP

- Location:** From Holyoke, Colorado the property is 9 miles north on Hwy 385, then 5 miles west on Road 40, then 1/2 mile north on Road 29 or 13 miles south of the Ovid I-76 exit. Northwest corner at County Roads 29 and 42.
- Legal Description:** NW1/4 Section 28-T9N-R45W of the 6th P.M., Phillips County, Colorado.
- Acres:** 160 tax assessed acres
- Taxes:** 2015 taxes payable in 2016 - \$565.44
- Land Use:** 147.3 acres enrolled in CRP through 2020 with annual payment of \$4,357.
- Soils:** CRP acres primarily Class III Haxtun loamy sand, balance Class IV.
- Price:** \$210,000
- Comments:** CRP with \$29.58 per acre rental rate through 9/30/2020. Single phase electricity on west boundary. County roads on west & north.
- Contact:** John Childears; Listing Agent 308-539-4450 or john@agriaffiliates.com
Agri Affiliates—Providing Farm, Ranch Real Estate Services



John Childears,
Listing Agent

Offered Exclusively By:



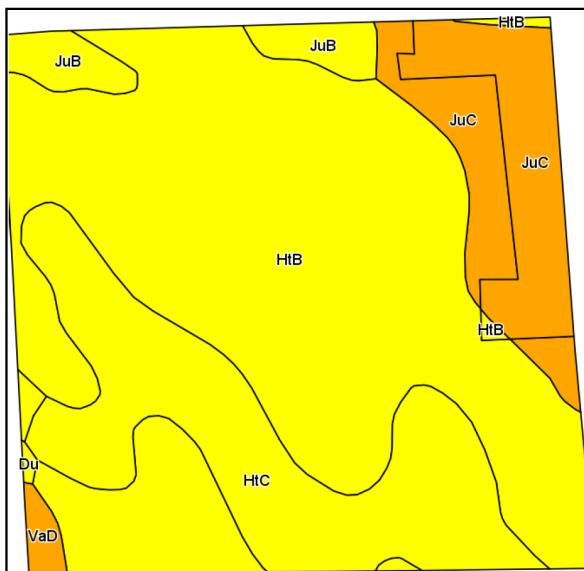
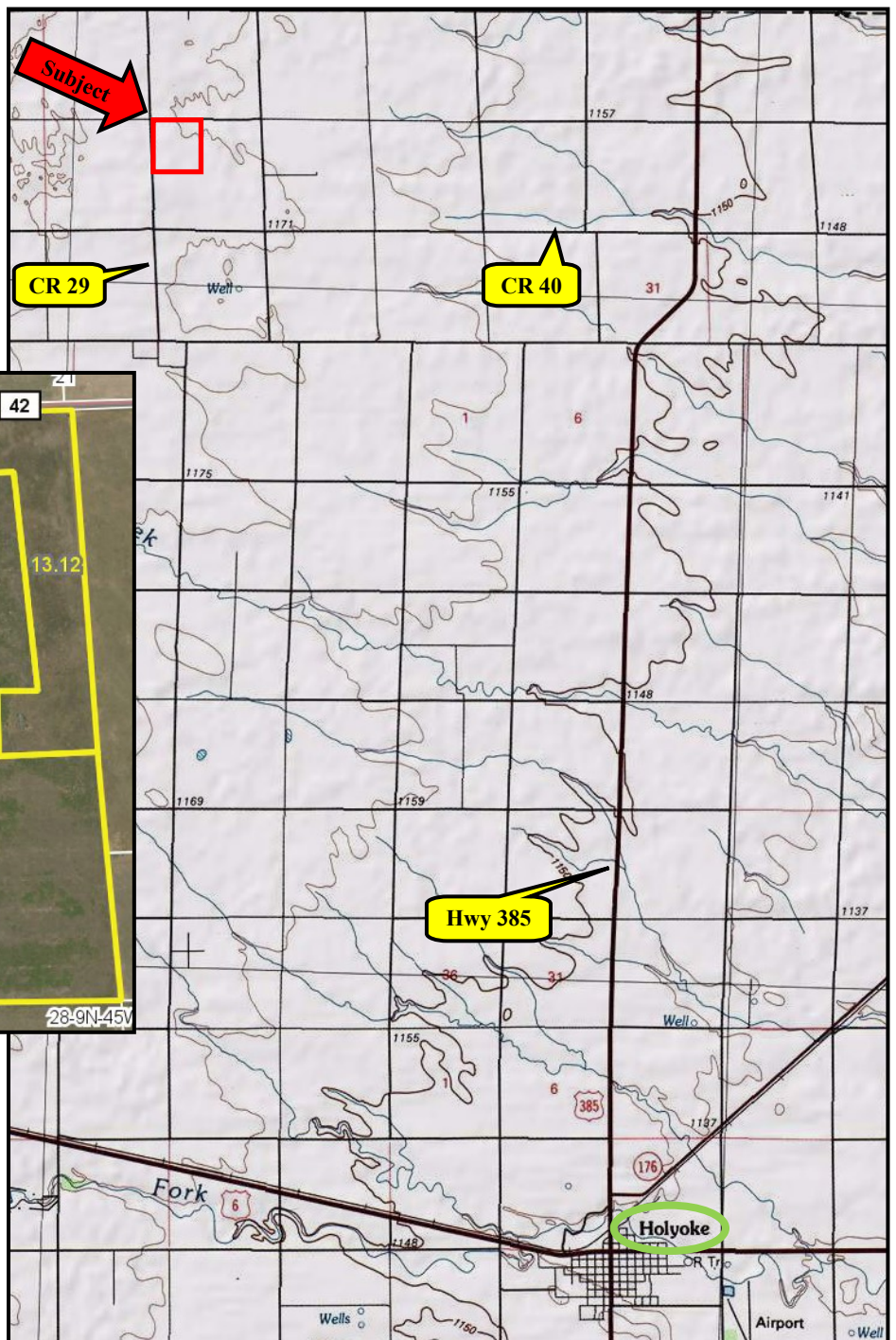
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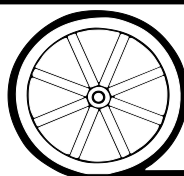
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
HtB	Haxtun loamy sand, 0 to 3 percent slopes	96.21	60.0%		IIIc
HtC	Haxtun loamy sand, 3 to 5 percent slopes	34.94	21.8%		IVe
JuC	Julesburg loamy sand, 3 to 5 percent slopes	21.06	13.1%		VIe
JuB	Julesburg loamy sand, 0 to 3 percent slopes	6.58	4.1%		IVe
VaD	Valent fine sand, rolling	1.40	0.9%		VIe
Du	Dunday fine sand, 0 to 3 percent slopes	0.23	0.1%		IVe



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