

CHEYENNE COUNTY

DRYLAND & IMPROVMENTS



**Virgil George Employing
Broker**

1510 Rose Ave
Burlington, CO 80807
Phone: 719-346-5420
Mobile: 719-349-1966
Fax: 719-346-5186
rxl@centurytel.net

• **Which includes**

- 4,320 ac +/- Deeded Farm Land, 2,439.3 ac +/- Cropland, balance Grass, improvements roads and waste.
- 100% of owned mineral rights reserved perpetually.
- 100% of 2013 winter wheat has been released, no growing crop.
- Improvements consist of 2 nice brick ranch homes 1st house 1688 sq ft main & 562 sq ft basement, 4 bedroom, 3 bath built in 1960, 2nd house 1752 sq ft main & 1200 sq ft basement, 4 bedroom, 3 bath built in 1976 with 4 machine sheds 1600 sq ft, 1920 sq ft, 3600 sq ft and, 1750 sq ft.
- 2012 Taxes \$2,784



\$5,200,000

Located Southwest of Cheyenne Wells, Colorado

Very nice Dryland farm located in Cheyenne County Colorado just Southwest of Cheyenne Wells;

Township 15 South, Range 44 West 6th P.M. N2 Section 7, NW Section 18, All Section 29, 30 & 31, E2 & NW Section 32. Township 15 South, Range 45 West 6th P.M. E2 Section 4, S2 & NW Section 10, E2 section 12 and N2 Section 15. This primarily contiguous Dryland farm is open for spring planting as the 2013 wheat crop has been released. The majority of the unfarmed ground can be broke with the approval of the FSA office or can be managed as a cattle Dryland operation.

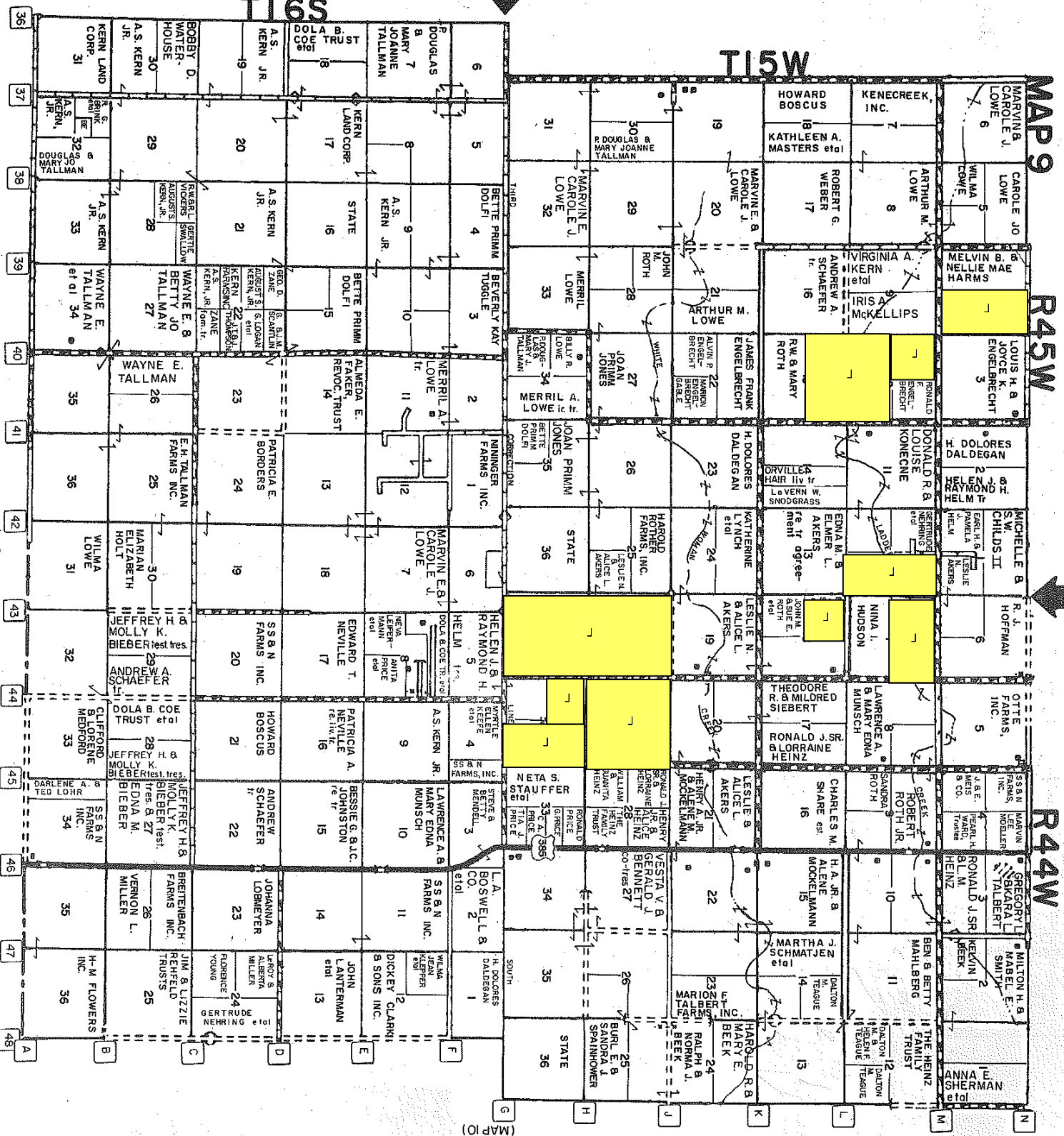
Notice* Broker has gathered information from sources deem reliable, although Broker makes no warranties expressed or implied. Broker shall be representing this property as a Sellers Agent.

View additional information and properties at www.rockingxland.com



R44W

T16S



(MAP 10)

(KIOWA COUNTY)