

LAND FOR SALE

Campbell Dryland



Location:

3 miles west and 2 miles north of Holyoke, Colorado at Roads 28 and 33.
County gravel roads on north and west sides.

**Legal
Description:**

NW1/4 Section 35-T8N-R45W of the 6th PM in Phillips County, Colorado.

Acres:

160 tax assessed acres

Taxes:

2011 real estate taxes - \$441

Land Use:

100% non-irrigated cropland

Soils:

Rago & Kuma, Platner loams - 91% Class II

Price:

\$280,000

Possession:

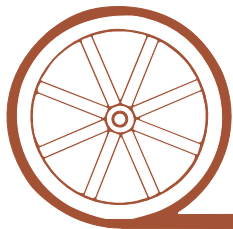
Subject to Landlord's 1/3 share in growing wheat.

Comments:

Excellent dryland cropland, nearly level to very gently undulating. East half of the property planted to winter wheat and west half in stubble. No boundary fences. Excellent access to markets in Holyoke.

Contact:

John Childears, Listing Agent 308-539-4450 or john@agriaffiliates.com



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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

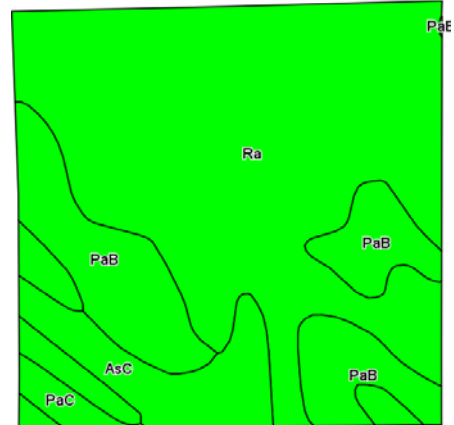
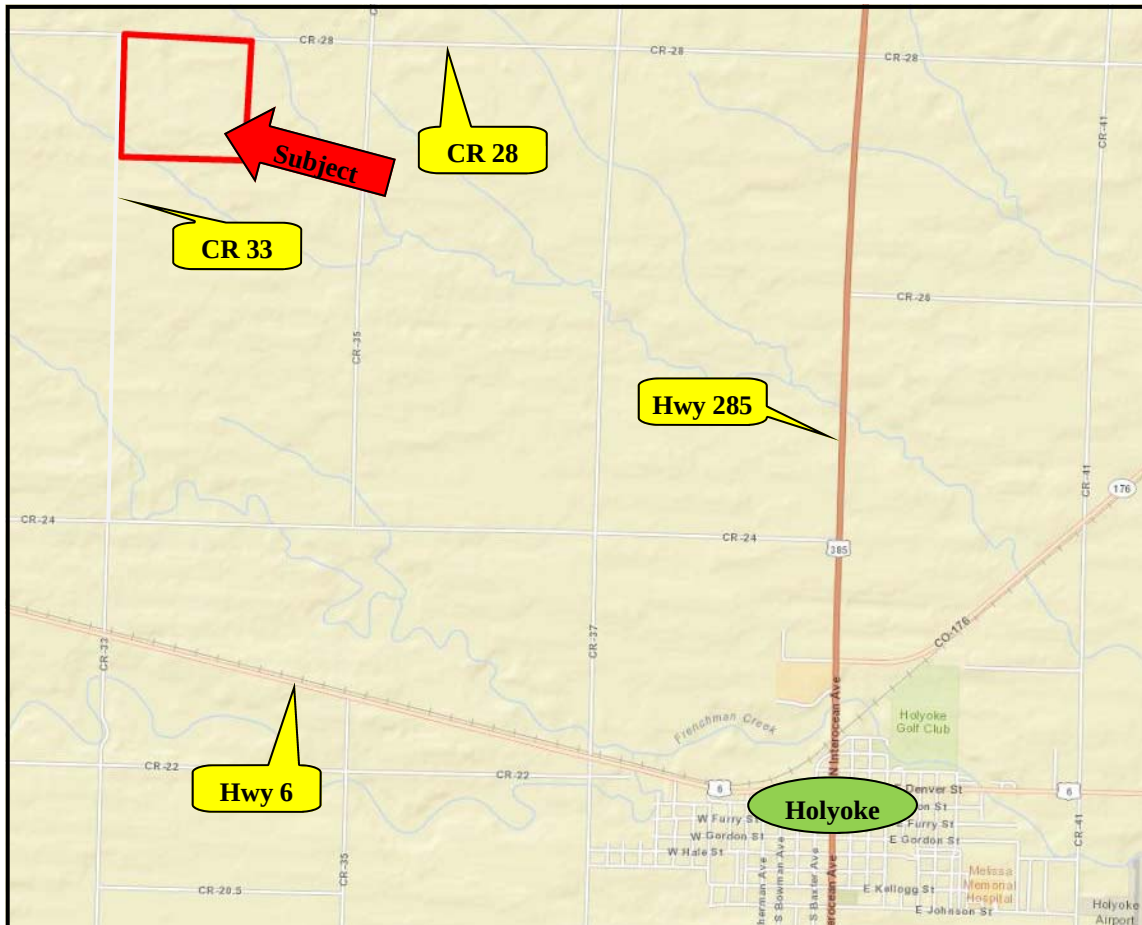
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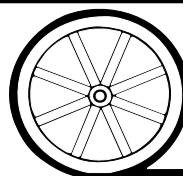
Fax (308) 534-9244

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.



Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class
Ra	Rago and Kuma loams	108.7	67.8%		Ile	Ile
PaB	Platner loam, 0 to 3 percent slopes	34.2	21.3%		Ile	Ile
AsC	Ascalon sandy loam, 3 to 5 percent slopes	14.5	9.0%		IIle	IIle
PaC	Platner loam, 3 to 5 percent slopes	3	1.9%		IIle	IIle

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