
DUDE: 6,561 ACRE DRYLAND WHEAT FARM

18 MILES NE OF BYERS, COLORADO COUNTY OF ADAMS

(SELLER MAY DIVIDE)

DIRECTIONS: From Denver at I-70 and Airport Blvd go E on 1-70 30mi to Byers. Exit I-70 and go North North under I-70 and continue North on Hwy 36 for one and 1/2 miles then curving E 11 miles to Hank's Crossing Rd, then go N 6 miles to the SW corner of the Property. See maps for alternative routes.

PRICE & TERMS: \$2,624,400.00 or approximately \$400.00 per acre cash at Closing.
Common crops for the area include Winter Wheat, Corn, Sunflowers, Millet, & feed.

LAND TAXES: \$8,530.00+/- approximately \$1.30 per acre.

MINERALS: Seller owns approximately 1/2 of the minerals on the even Sections. Seller will transfer 1/2 of his mineral interest to Buyer at closing.

CROP BASE: 2,920.0 +/- Acres Wheat Base (Approx. 47% of Cropland) with a 25 bushel yield.

IMPROVEMENTS: Vacant land. No buildings and only a partial fence.

SOILS: Mixture of Sandy Loam and Silty Loam Soils.

TOPOGRAPHY: The Property is flat to rolling but predominantly rolling.

LEGAL DESCRIPTION	TOTAL ACRES	CROPLAND AC PLANTED	CROPLAND AC FALLOW	ASSESSOR'S SCHEDULE #
TOWNSHIP 2S, RANGE 59W:				
Section 21 - All W of Creek	636.4		466.8	1737-00-0-00-030
Section 21 - All E of Creek	^		121.1	^
Section 22 - Exc E1/2NE1/4	558.1		539.2	1737-00-0-00-055
Section 22 - E1/2NE1/4	79.7		^	1737-00-0-00-056
Section 23 - All	614.4	613.9		1737-00-0-00-035
Section 24 - All	516.6	474.2		1737-00-0-00-036
Section 26 - All	618.6	628.2		1737-00-0-00-038
Section 27 - All	645.1		630.3	1737-00-0-00-039
Section 28 - E1/2 W of Creek	326.0		255.3	1737-00-0-00-040
Section 28 - E1/2 E of Creek	^		33.6	^
Section 33 - All W of Creek	641.0		529.6	1737-00-0-00-047
Section 33 - All E of Creek	^		17.8	^
Section 34 - All	641.8		627.1	1737-00-0-00-048
Section 35 - All	643.0	629.1		1737-00-0-00-049
TOWNSHIP 2S, RANGE 58W:				
Section 17 - All	640.0	625.1		1739-00-0-00-035
TOTALS ACRES:	6,560.7	2,970.5	3,220.8	
STATE LEASE PORTION NEGOTIABLE: Lease transfer may be included with the farmland for higher price.				
N1/2 30/2/58 Grass Lease	312.46	0.0	\$200.00	Expires 3/20/??
All Section 19/2/58 Farmed	640.0	630.4	\$1,010.56	1739-00-0-00-037
S1/2 Sec 30/2/58 Farmed	318.9	302.9	\$503.53	1739-00-0-00-052
All Sec 25/2/59 Farmed	519.8	495.6	\$820.76	1737-00-0-00-037
TOTALS	1478.7	1428.9	\$2,334.85	

NOTE: All information has been obtained from reliable sources but is not guaranteed by Seller or Broker. Offer is subject to change, errors, omissions, prior sale or withdrawal. COLandRealty.com is a transaction (neutral) broker.