

CLAYPOOL FARM

Offered in 5 Tracks



OFFERED EXCLUSIVELY BY:

2CR2 GENE CRUIKSHANK, ALC
Owner/Broker

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Licensed in Colorado, Kansas, Oklahoma & New Mexico

Claypool Farm					
Track #	Acres	CRP	Dry Farmland	Taxes	Price
1	640	638.20		1,043.85	403,200.00
2	492.38	332.60	160.00	514.48	312,000.00
3	320		310.50	506.35	216,000.00
4	160	163.40		241.58	96,000.00
5	960	943.60	164.70	1,739.92	563,000.00
Total	2572.38	2,077.80	635.20	\$4,046.18	\$1,590,200.00

All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.

5 Tracks of Dry Farmland or CRP

Track #1 - 640 deeded acres – Sec 27-T17S-R46

CRP – 638.2 Ac, 2027 Contact, Annual Payment \$19,214 or \$30.11/ac

Taxes: \$1,043.85

Price: \$403,200

Track #2 – 492.38 deeded acres

332.6 Ac CRP with 2022 Contact

Annual payment of \$11,503 or \$34.59 Ac - W½ Sec 7;

160 Ac Dry Farmland - NE¼ Sec 7-T19-R49

Taxes: \$514.48

Price: \$312,200 - UNDER CONTRACT

Track #3 – 320 deeded acres – Sec 5½18-T19S-R49

Dry Farmland – 310.5 ac

Soils – Fort Collins Sandy loom 0-3 (52.7%), Stoneham loam 0-3 (33%), Wiley loam (14.2%)

Taxes: \$506.35

Price: \$216,000 - UNDER CONTRACT

Track #4 – 160 deeded acres – Sec SW¼ 13-T18S-R50

CRP – 163.4 Ac, 2022 Contract, Annual Payment \$4,856 or \$29.72/ac

Taxes: \$241.58

Price: \$96,000—SOLD

Track #5 – 960 deeded acres

Sec 5-N½+SE¼, Sec 6N½+SW¼

CRP – 943.6 Ac, 2021 Contract, Annual Payment \$33,968 or \$36/ac • Dry Farmland (Except CRP) 164.7 ac

Taxes: \$1492.24 + \$247.68 = \$1,739.92

Price: \$563,000—SOLD

Total Acres: 2572.38

Total CRP Acres: 2077.8

Total Taxes: \$4046.18

