

244± Acres Irrigated & Dryland Adams County, CO

Exclusively Listed by The Land Office LLC

\$976,000.00

2022 Property Tax Total \$2,124.90

Total Assessed Acres 243.787. Approximately 124 acres irrigated and 120 acres dryland.

All mineral rights have been previously reserved. Possession immediate upon closing and delivery of deed and subject to a Crop Share Lease Agreement with Luke Brummel that expires January 30, 2024.

Improvements: (2) 5-Tower Zimmatic sprinklers, 3 electric pumps, and all other related irrigation equipment. The two homes located between the two circles on approximately 40 acres is not included.

Permit #	GPM	Acres	Acre-Feet
Three wells are comingled and cannot withdraw more than 612.5 acre-feet combined total annually. All 3 wells combined currently pump approximately 200 GPM.			
6279-FP	400	160	400
6810-FP-R	700	200	500
3569-FP-R	700	140	350

Farm 5276 & 5277 Combined		Crop	Program	Base	PLC Yield	VPA-HIP
FSA Farmland Acres	FSA Cropland Acres					
241.12	234.45	Wheat	ARC-CO	56	44	
		Corn	ARC-CO	87.3	116	100
		Gr Sorghum	ARC-CO	10.8	48	
		Barley	ARC-CO	28.8	79	

0359 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*

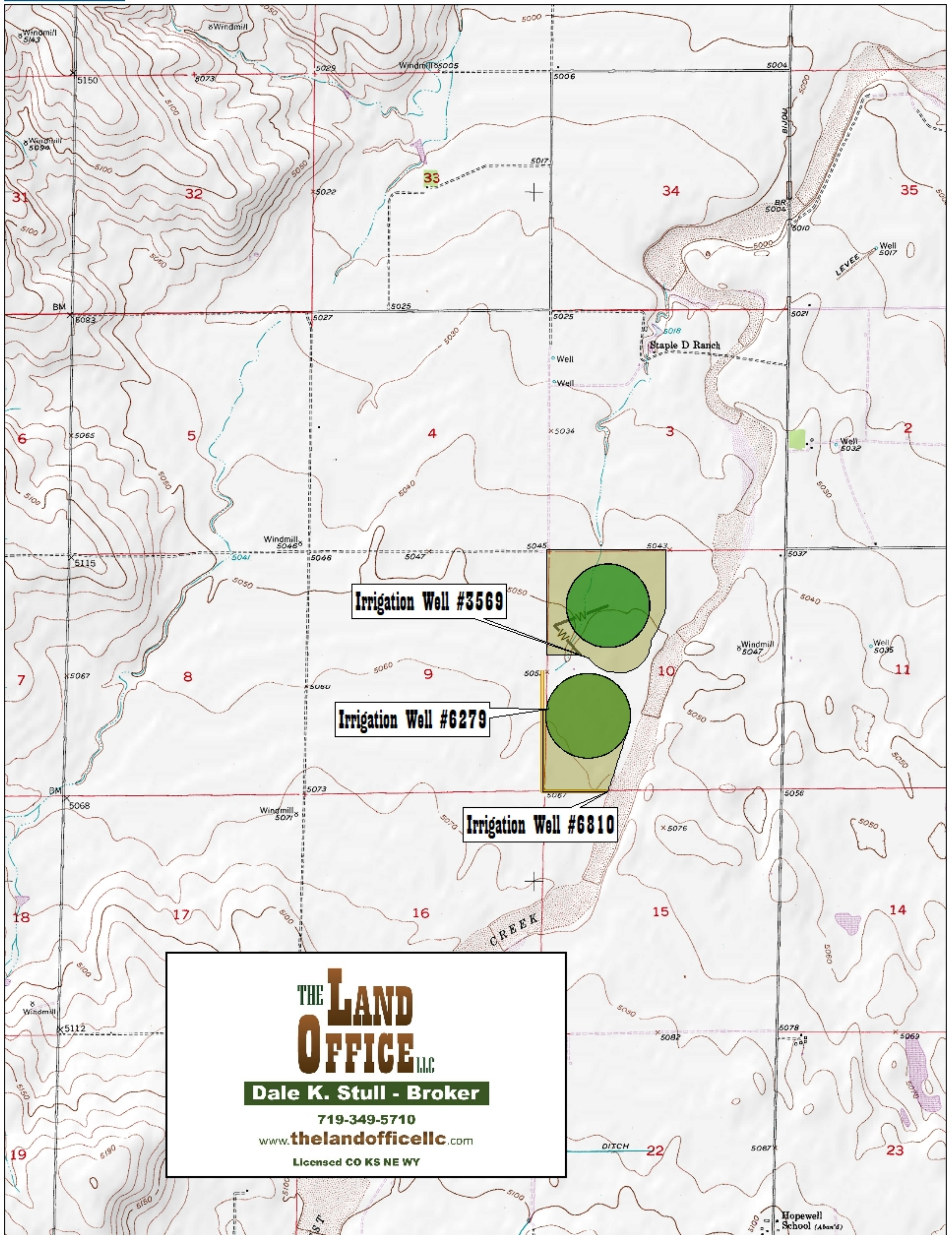


Dale K. Stull, Broker

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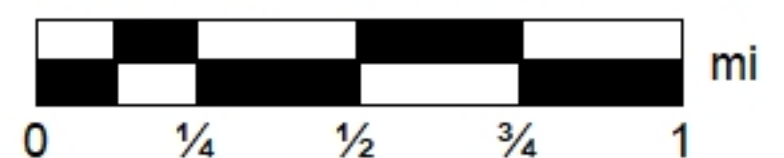
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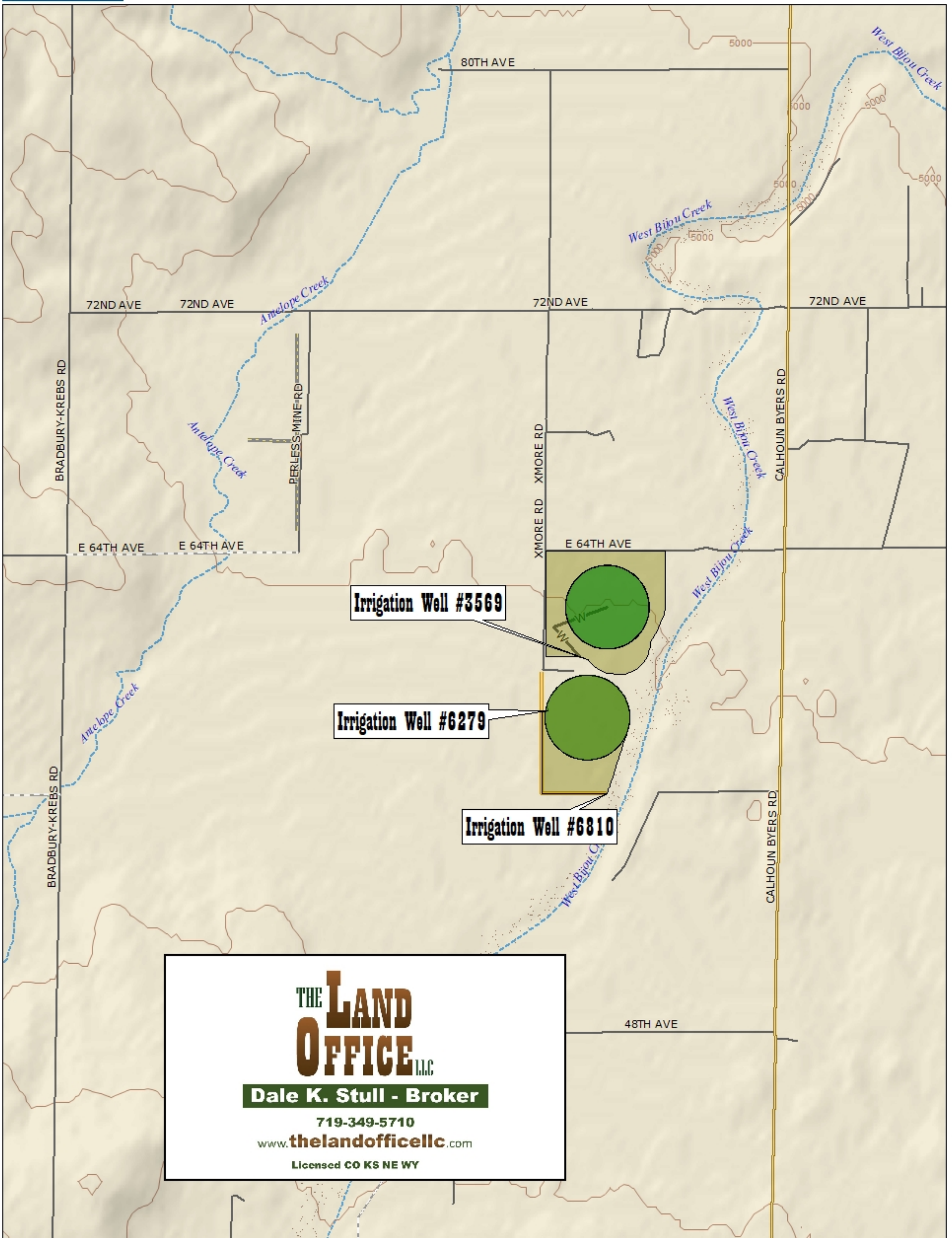
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MN (6.8° E)



Data Zoom 12-5

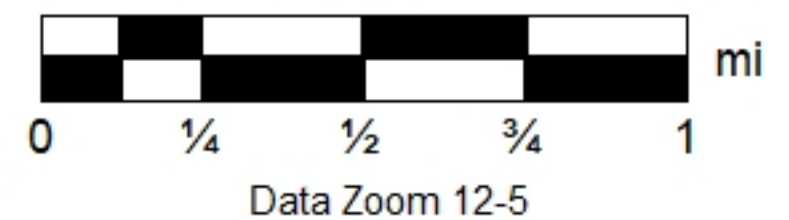
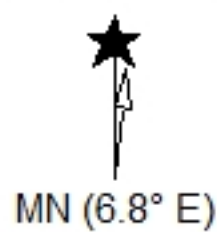


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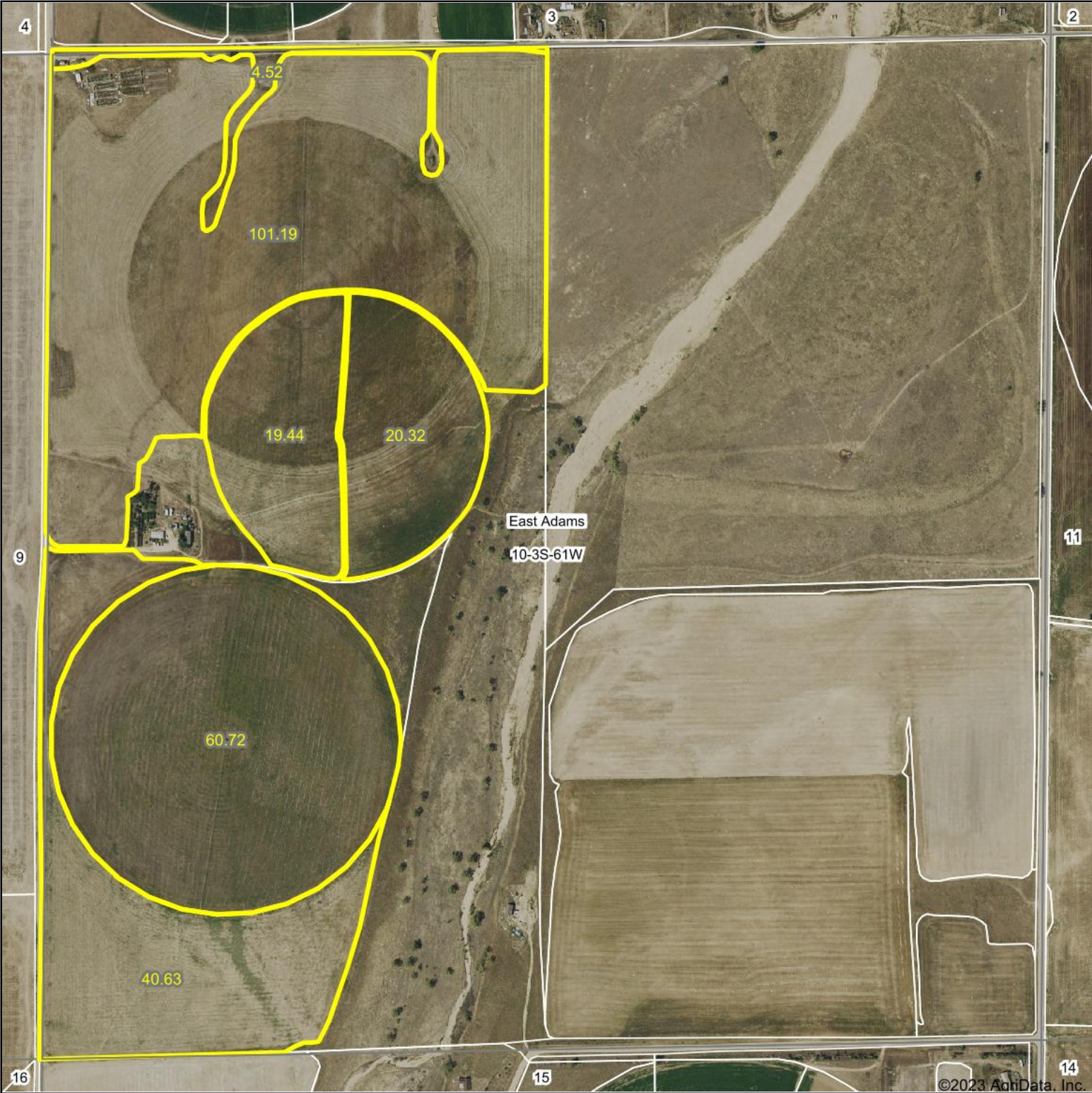
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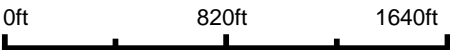
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Aerial Map



Map Center: 39° 48' 15.82, -104° 11' 54.83



10-3S-61W
Adams County
Colorado



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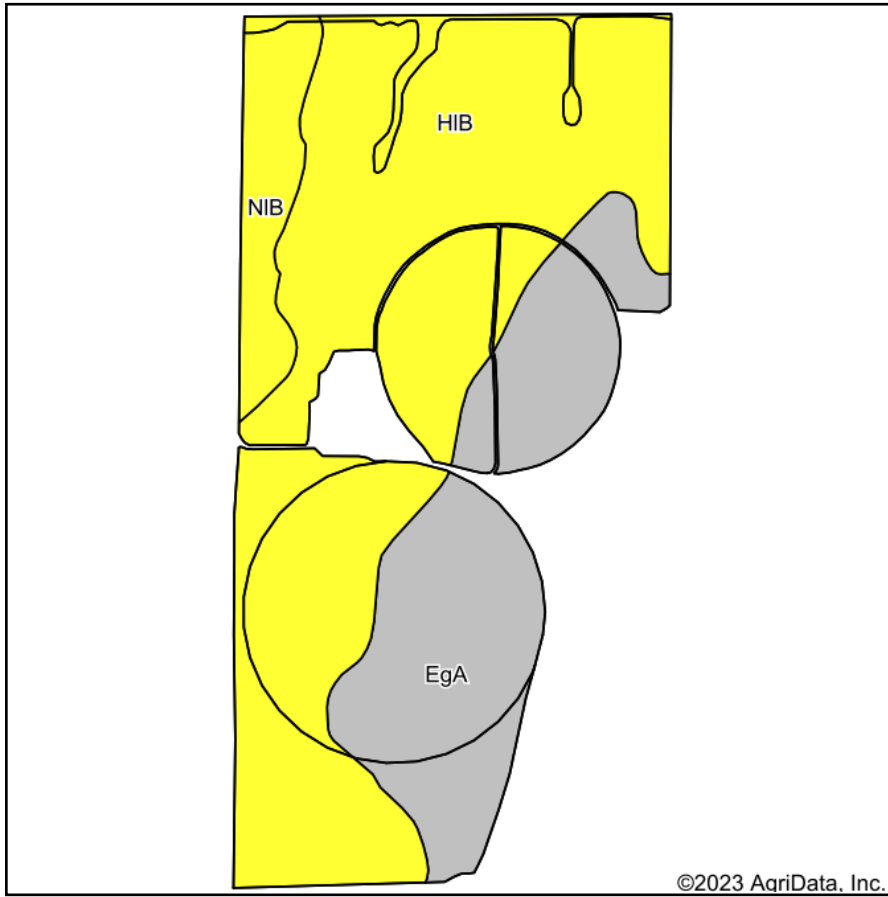
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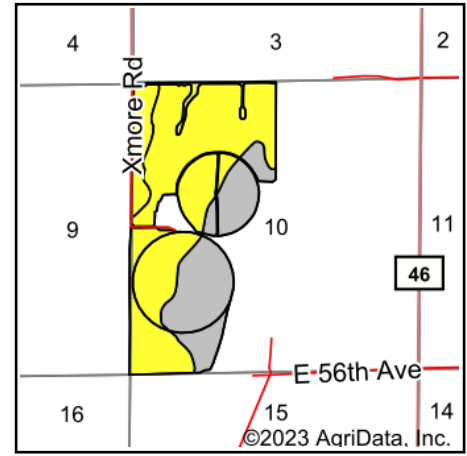
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Adams**
 Location: **10-3S-61W**
 Township: **East Adams**
 Acres: **246.82**
 Date: **4/18/2023**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO001, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat Irrigated Bu	*n NCCPI Soybeans
HIB	Heldt clay, 0 to 3 percent slopes	156.60	63.4%		IVs	IIIIs	50	11
EgA	Ellicott-Glenberg complex, 0 to 3 percent slopes, occasionally flooded	72.37	29.3%		VIIIs	IVe		9
NIB	Nunn loam, 1 to 3 percent slopes	17.85	7.2%		IVe	IIIe		35
Weighted Average					4.88	3.29	31.7	*n 12.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.