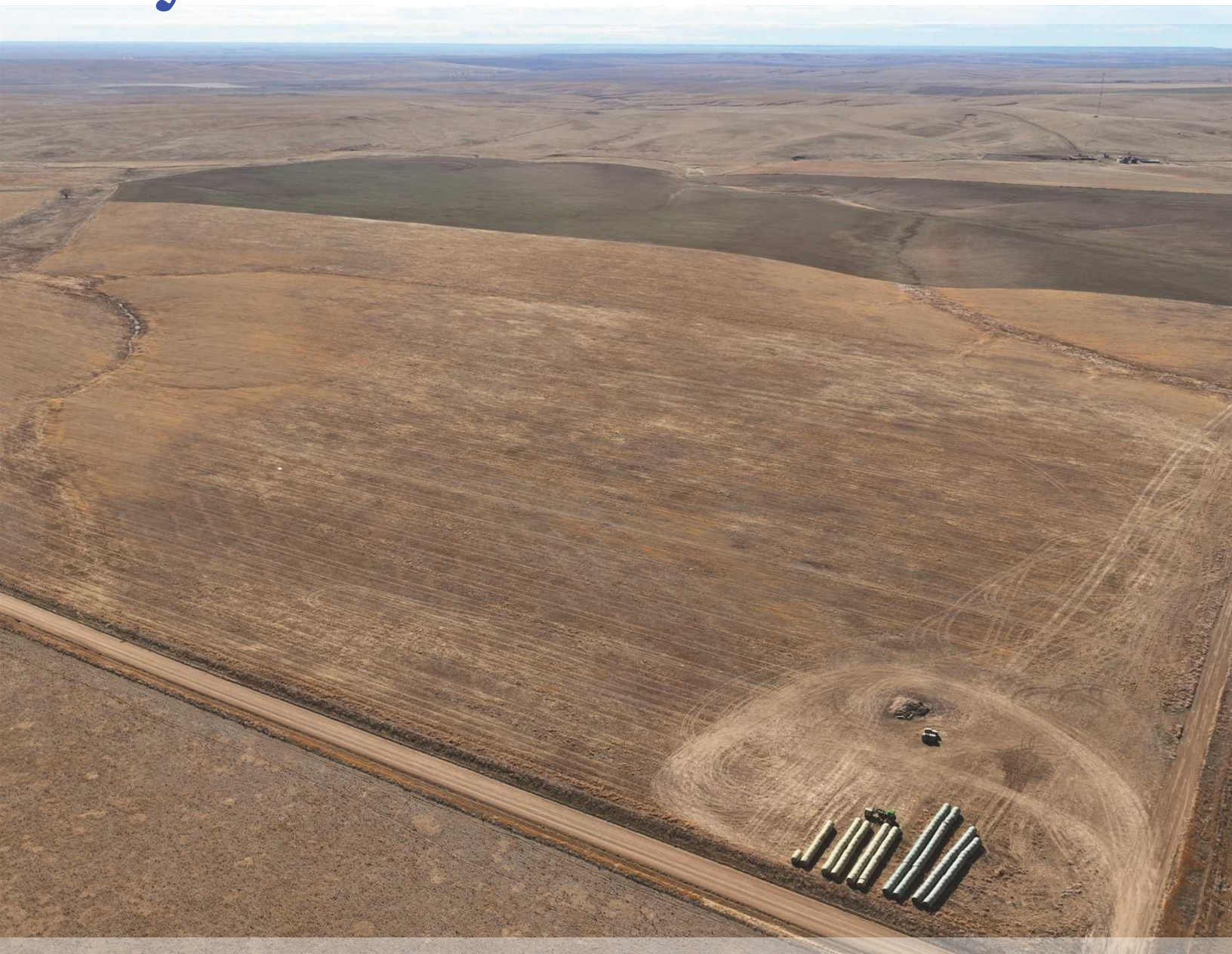


Pay Rock Road 4 Sections



2,550.65 ± ACRES | BYERS, CO | ADAMS COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

PROPERTY SUMMARY

State:	Colorado
Region:	East Central Plains
County:	Adams
Property Type:	Dryland & Grass
Acres:	2,550.65 ± acres
Price:	\$1,100.00 per acre
Estimated Taxes:	\$5,061.76
Location:	~28 miles NE of Byers, CO

COMMENTS

Take a look at this highly productive farm and ranch offering in Adams County, located just miles from Byers, CO. Comprised of four separate sections totaling 2,550.65 ± acres, this property sits on flat to gently rolling plains on the scenic Colorado Prairie. Excellent county road access on multiple sides allows for efficient farming operations and easy land management. Multi-peril insurance is in place on the 2026 wheat crop.

Section 21 - This tract is bordered by well-maintained county roads along the north and west boundaries. The south half is currently planted in winter wheat, while the north half is fallow and prepared for spring planting. A livestock well with a damaged windmill is located on the property. The well is reportedly good and with repair of the windmill or conversion to a solar system would provide a stable source of water for livestock and wildlife. (Owner would consider selling this tract separately.)

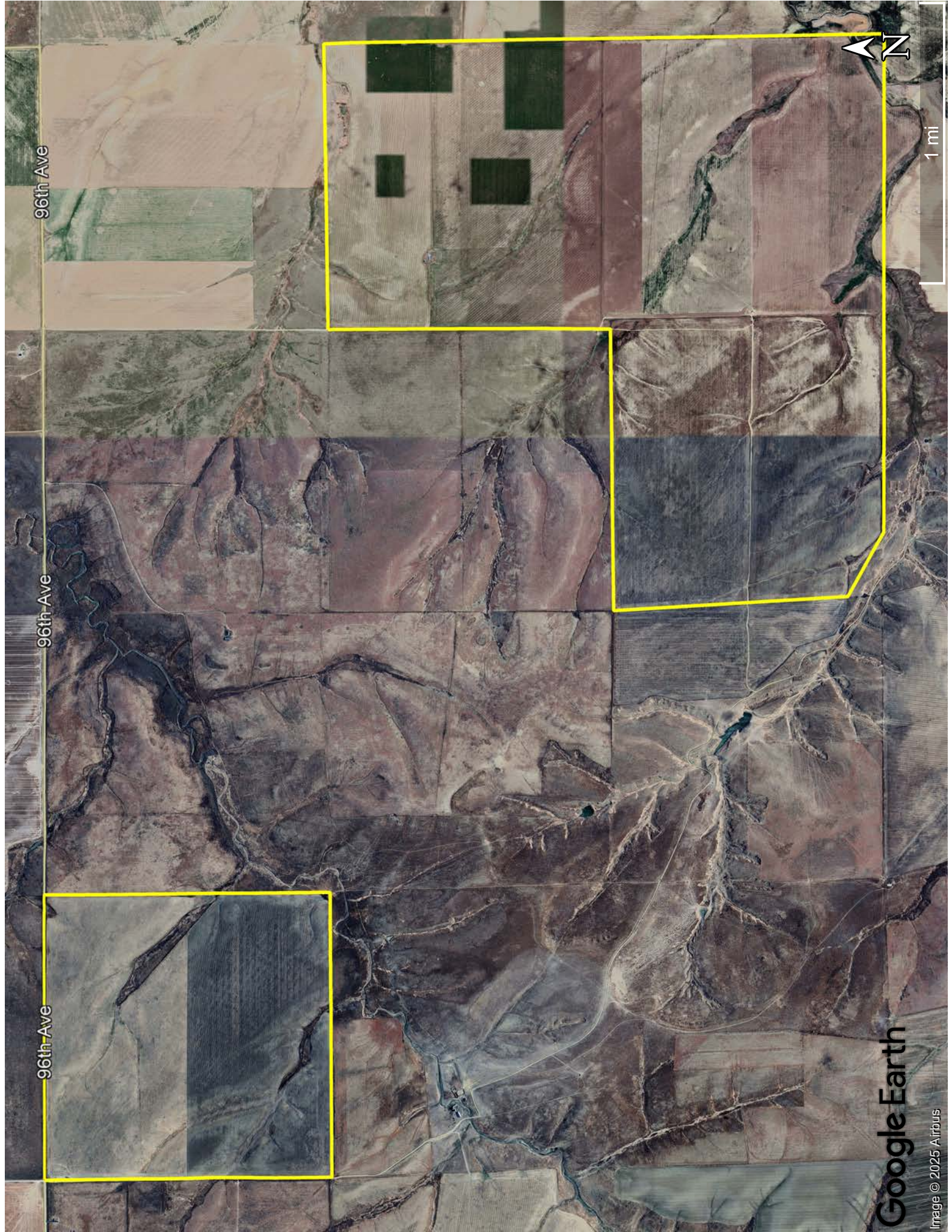
Section 36 - The north half is fallow and ready for spring planting, with winter wheat planted on the south half. A wind/solar energy lease is in place, generating approximately \$5 per acre annually (around \$3,200 per year). Water reports suggest that drilling in the south draw could yield a good well.

Section 25 - Winter wheat is planted on the north half, with the south half fallow and ready for spring planting. Improvements include a former building site featuring a non-functional grain bin and a shop building. A power line extends to the site, offering potential utility access for future improvements. A county road runs the full length of the west boundary, providing dependable access for large equipment. The north draw reportedly presents additional development potential for a water well drilling site.

Section 35 - The entire section is currently planted in winter wheat. This tract offers exceptional access, with multiple entry points along the county road and an additional road dividing the property into north and south halves, allowing for convenient field operations.

This is a strong Eastern Colorado agricultural opportunity combining productive soils, established planting history, income potential and outstanding access.





96th Ave

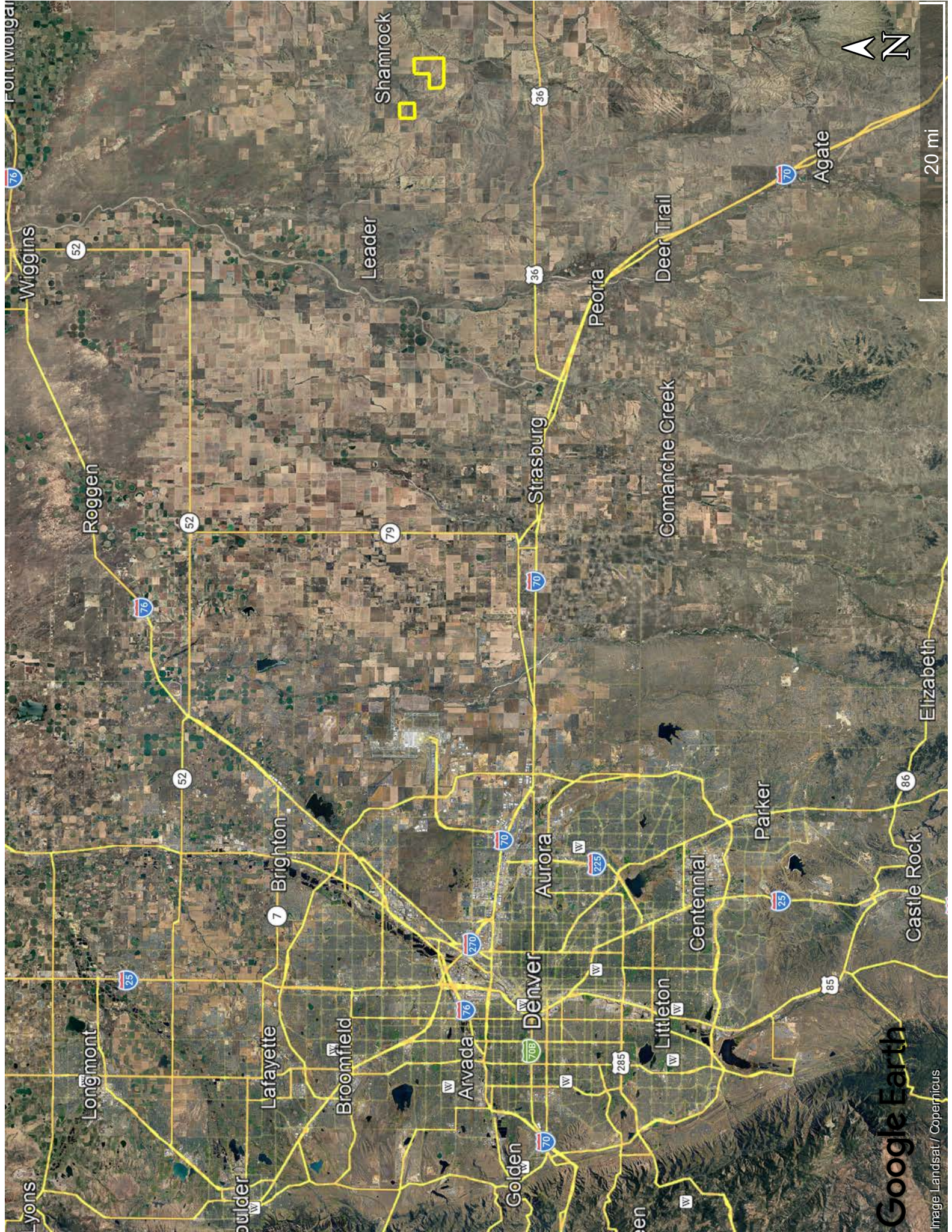
96th Ave

96th Ave

1 mi

Google Earth

Image © 2025 Airbus



20 mi

SEC 21

96th Ave

96th Ave

96th Ave

SEC 25

SEC 35

SEC 36



1 mi













Separation or non-discriminatory Statements

: ARTHUR CHASE LO

CRP Contract Number(s) : None

Recon ID : 08-001-2014-29

Transferred From : None

ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
2,555.69	2,321.34	2,321.34	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	2,321.34	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

WHEAT, CORN

Wheat	899.72	0.00	25	0
	119.68	0.00	98	0
TOTAL	1,019.40	0.00		

Updated ownership 3/4/26, JT3 Trust remained on T7218 per Assessor's Records

Tract Number : 5008
 Description : 259\ ALL 25-2S-58
 FSA Physical Location : COLORADO/ADAMS
 ANSI Physical Location : COLORADO/ADAMS
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : ARTHUR CHASE LOUTHAN
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
639.27	608.69	608.69	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 5008 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	608.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres		PLC Yield
Wheat	229.25	0.00	25
Corn	30.49	0.00	98
TOTAL	259.74	0.00	

OTES

Tract Number : 6243
Description : 259\ ALL 36-2S-58
FSA Physical Location : COLORADO/ADAMS
ANSI Physical Location : COLORADO/ADAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ARTHUR CHASE LOUTHAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
654.03	521.34	521.34	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	521.34	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	204.15	0.00	25
Corn	27.16	0.00	98
TOTAL	231.31	0.00	

NOTES

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F



Tract Number : 7168
Description : 213\ ALL 21-2S-58
FSA Physical Location : COLORADO/ADAMS
ANSI Physical Location : COLORADO/ADAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ARTHUR CHASE LOUTHAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
633.89	595.09	595.09	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	595.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	232.94	0.00	25
Corn	30.99	0.00	98
TOTAL	263.93	0.00	

NOTES

tract Number : 7218
Description : 259\ ALL 35-2S-58
FSA Physical Location : COLORADO/ADAMS
ANSI Physical Location : COLORADO/ADAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ARTHUR CHASE LOUTHAN, JT3 TRUST
Other Producers : None
Recon ID : None

COLÓRADO
ADAMS
Form: FSA-156EZ



FARM : 4839
Prepared : 3/4/26 10:35 AM CST
Crop Year : 2026

Tract Land Data

Tract 7218 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
628.50	596.22	596.22	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	596.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	PLC Yield
Wheat	233.38	25
Corn	31.04	98
TOTAL	264.42	0.00

NOTES

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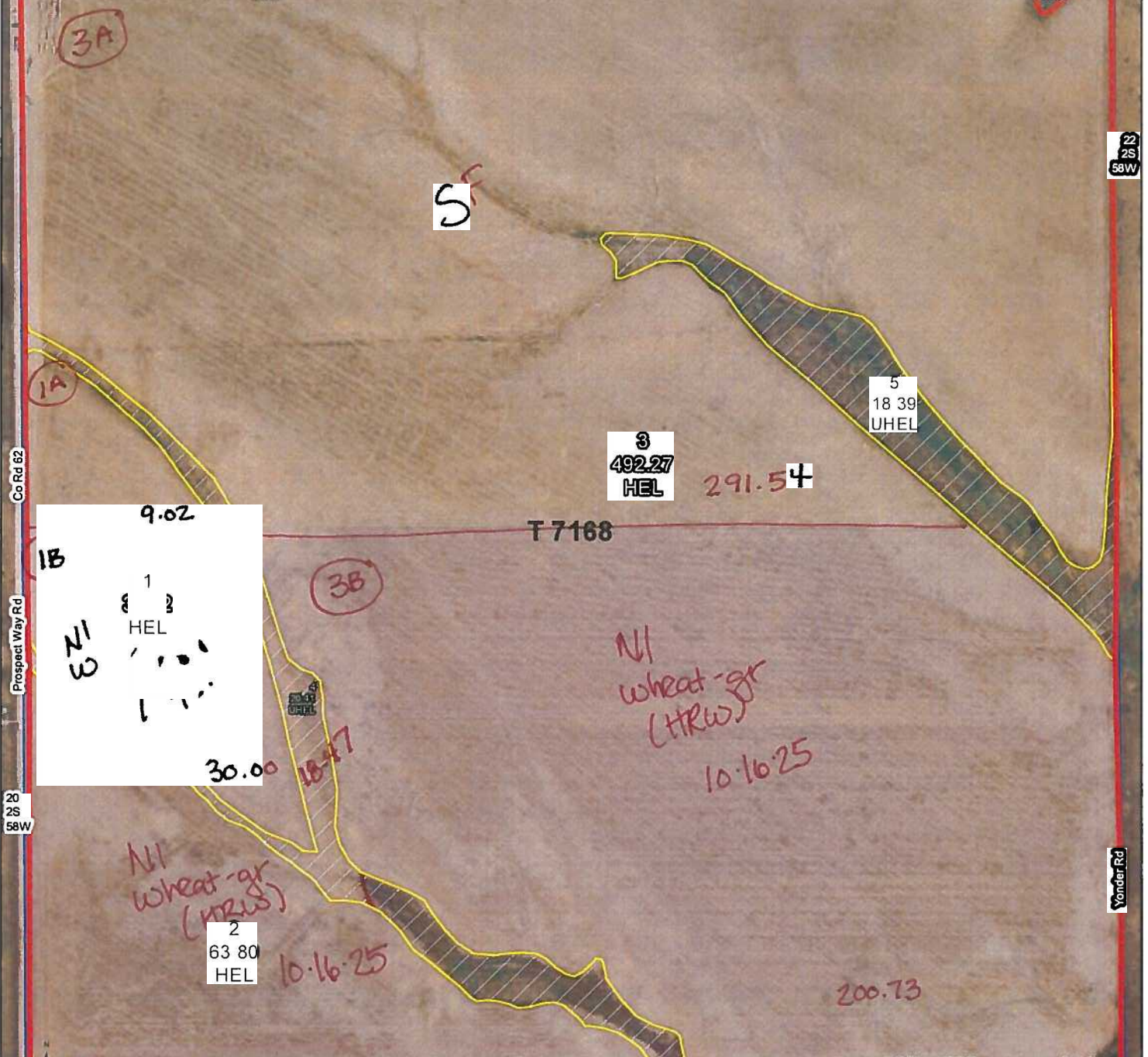
Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form AD-3027, found on line at www.usda.gov and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442, or (3) Email program.intake@usda.gov USDA is an equal opportunity provider, employer, and lender.

16
2S
58W

98th Ave 21
2S
58W

22
2S
58W



9.02

1B

NI

1
2
HEL

30.00

18.17

2
63.80
HEL

3
492.27
HEL

5
18.39
UHEL

291.54

T 7168

NI
wheat-gr
(HRW)
10.16.25

NI
wheat-gr
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200.73



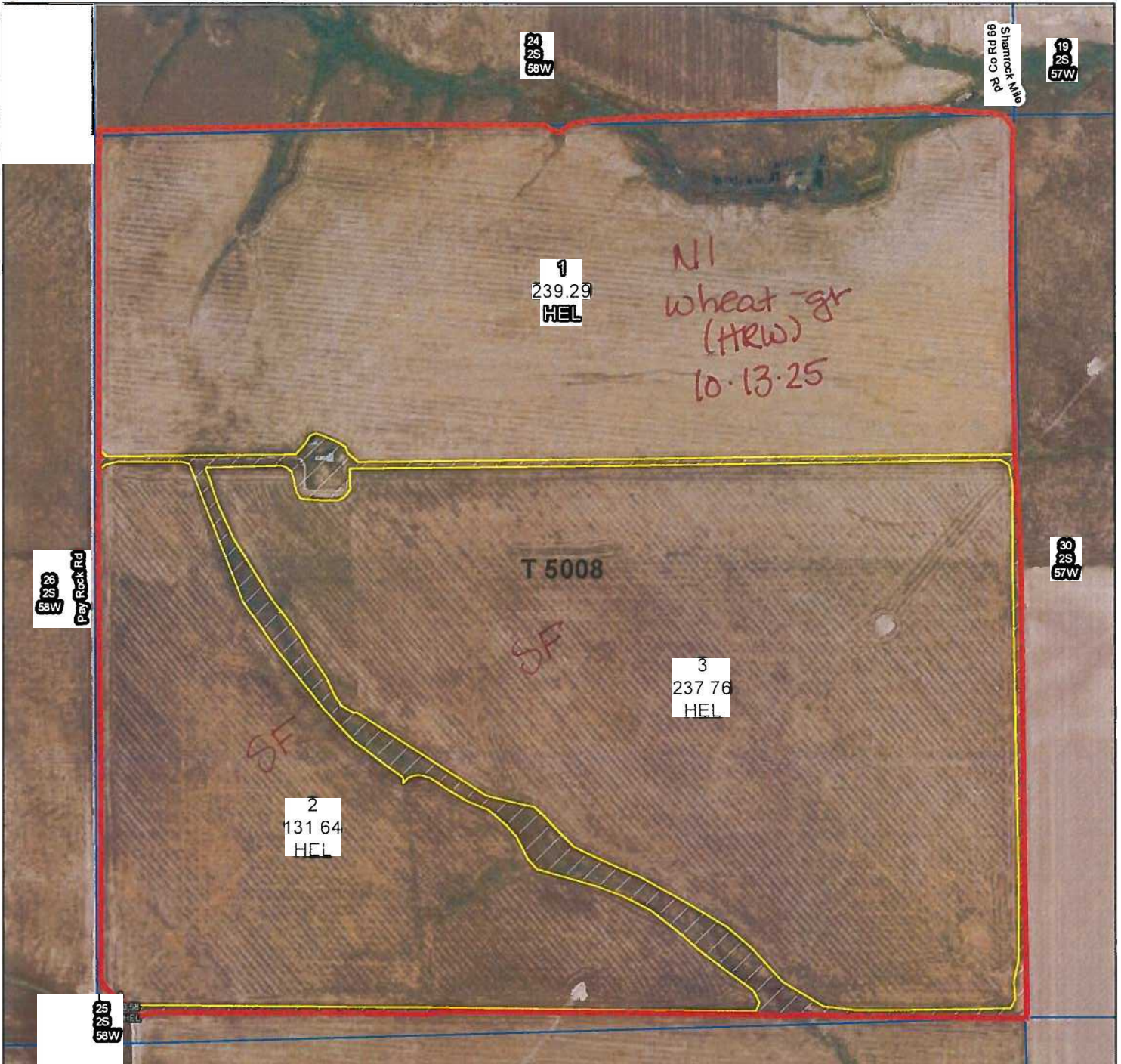
Thompson Farms + ... lot
100°
K [signature] 4/20

Tract Cropland Total: 595.09 acres

TRACT 7100
21 2S 58W

- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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Pay Foot Rd
28 28
58W

24
2S
58W

Shamrock Rd
Co Rd 66
19
2S
57W

1
239.29
HEL

NI
wheat gr
(HRW)
10.13.25

19
2S
57W

T 5008

30
2S
57W

3
237.76
HEL

2
131.64
HEL

25
2S
58W

25
2S
58W

36
2S
58W

31
2S
57W

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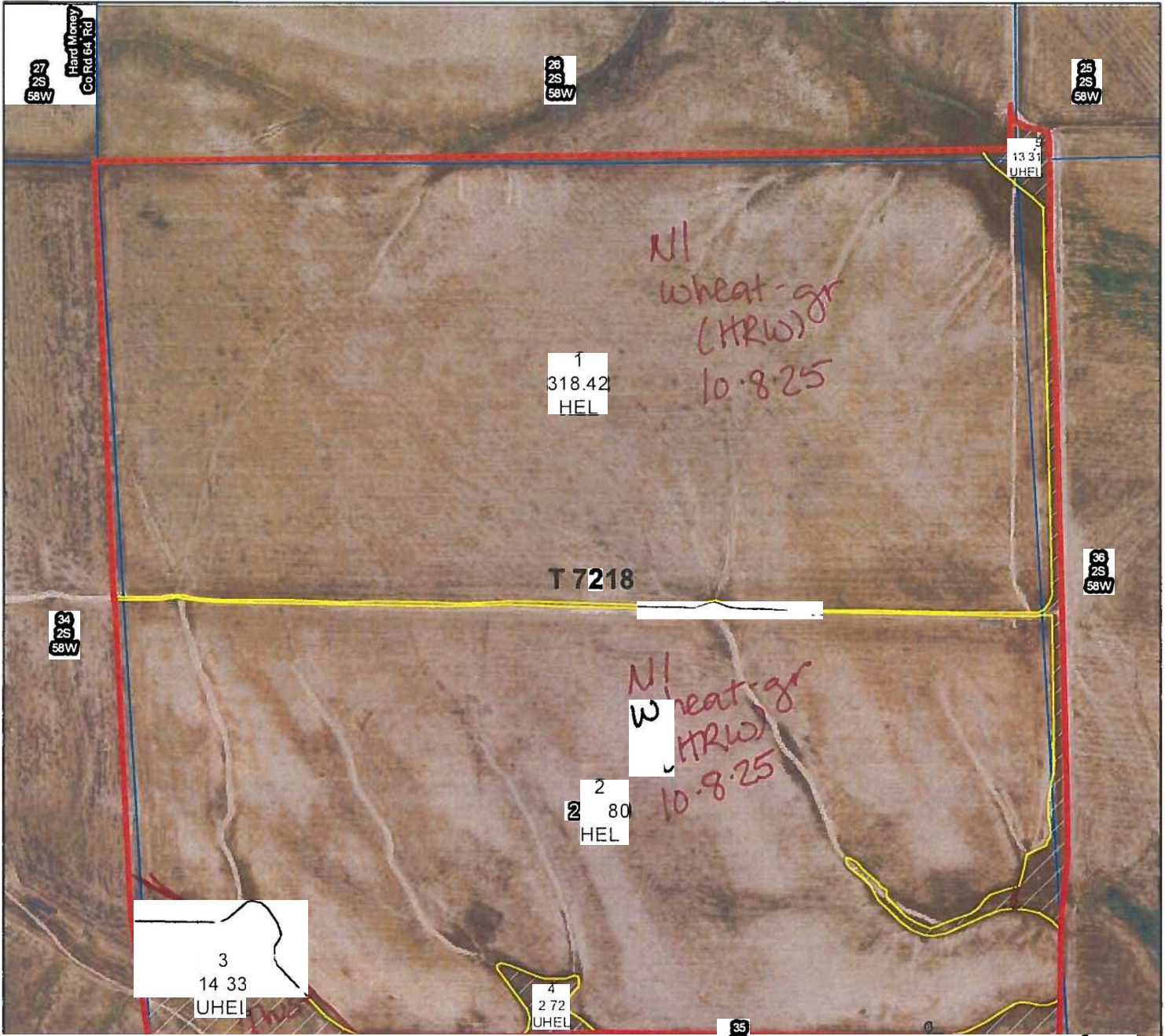
NK/A u/level 25

assumes all risks associated with its use. Wetland identifiers do not show boundaries and determinations or con...

FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA. Refer to your original determination (CPA 026 and attached maps) for exact boundaries and determinations or con...

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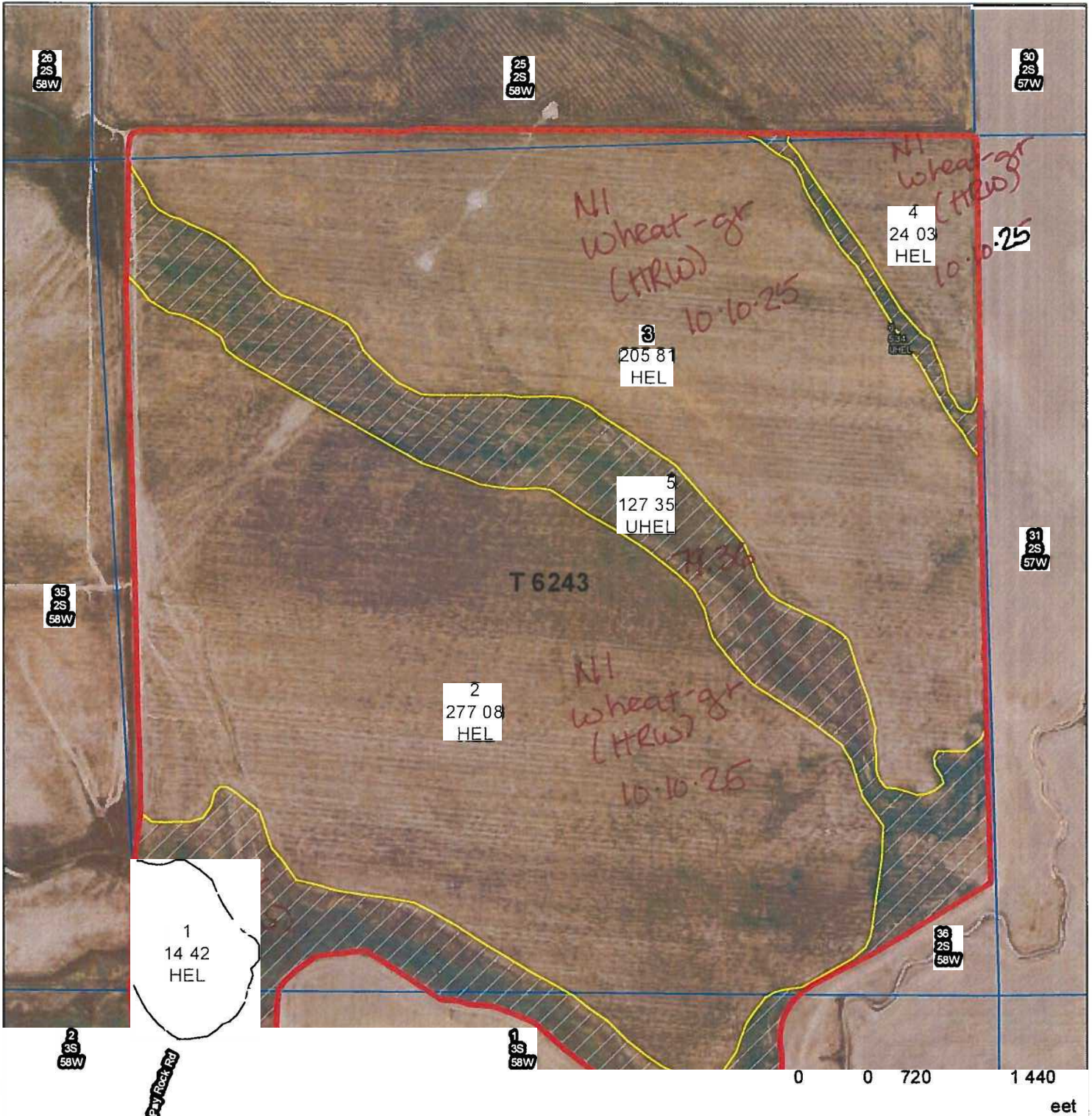
11/0/20

Tract Cropland Total: 596.22 acres

ar
025
19
18
35 2S 58W

- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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1
14 42
HEL

2
277 08
HEL

3
205 81
HEL

4
24 03
HEL

5
127 35
UHEL

T 6243

Farms + Feedlot 100%

2026 Program Year
Map Created September 16, 2025

KA 11/06/2025

Tract Cropland Total: 521.34 acres

Farm 4839
Tract 6243
36 2S 58W

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

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Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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