

**446± Acres**  
**Seller Will Divide**  
**Excellent Development Property**  
**Adams County, Colorado**

<b>80 acres with communication tower &amp; mineral income</b>	<b>\$288,000.00</b>
<b>160 acres</b>	<b>\$512,000.00</b>
<b>206 acres</b>	<b><u>\$659,200.00</u></b>

**Total** **\$1,459,200.00**

**1 mile Imboden Road frontage and 3/4 mile 88<sup>th</sup> Avenue frontage.**

NE corner of Imboden & 88<sup>th</sup> Ave.

2006 Property Tax = \$875.36

There are no improvements. Water rights of record or appurtenant to the property.

Growing crops to be retained by Seller.

<u>FSA Base:</u>	<u>Crop</u>	<u>Base</u>	<u>Dir Yield</u>	<u>CC Yield</u>
	Wheat	227.7	29	29
	Oats	12.6	28	28
	Barley	18.2	47	47

Possession immediate upon closing.

Legal: S2 & NE4 Section 19, excluding 35 acre parcel in SW4, Township 2 South, Range 64 West of the 6<sup>th</sup> P.M.

**The Land Office LLC**

**Dale Stull - Broker**

19483 County Road 40  
Bethune, CO 80805



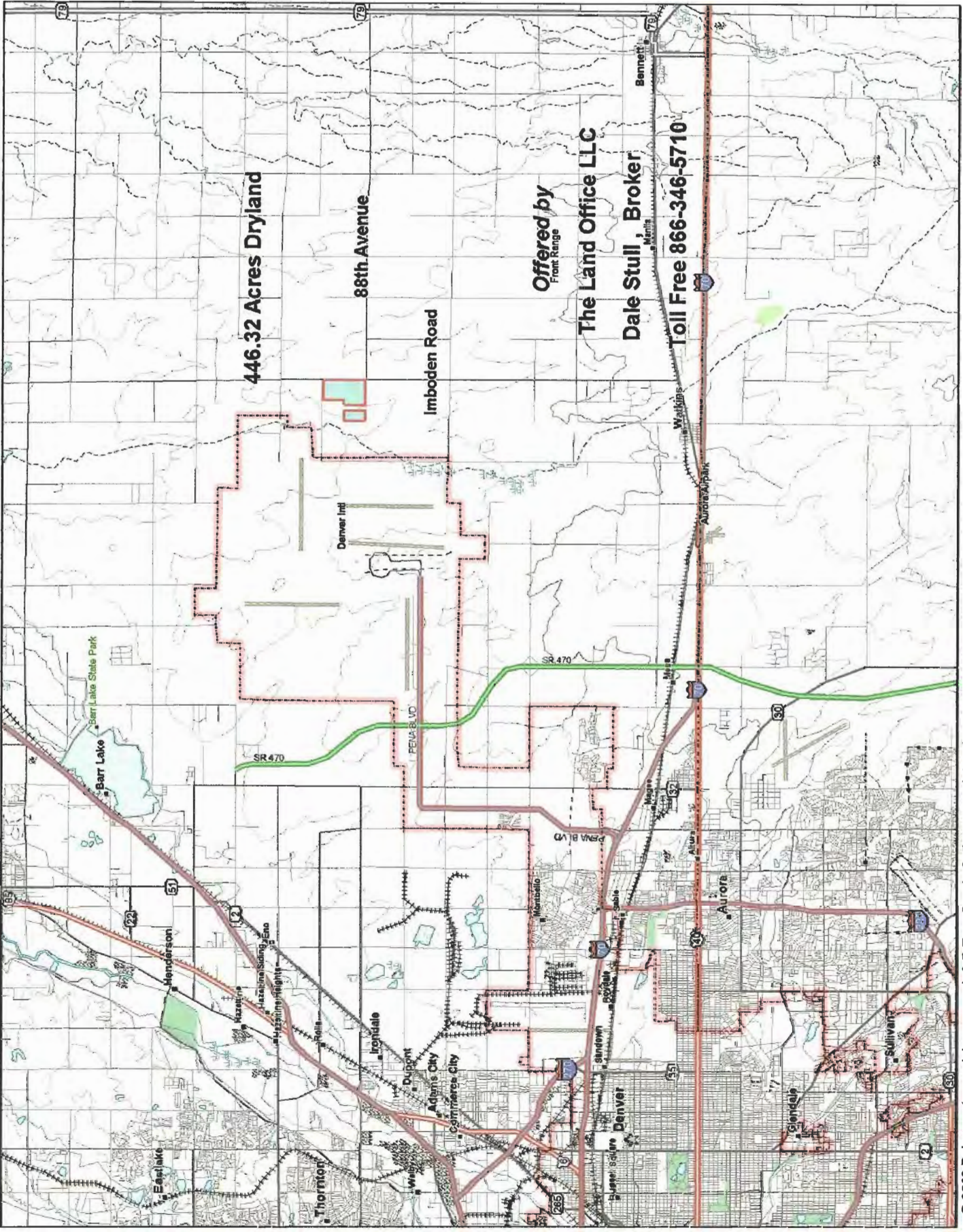
Toll Free: 866-346-5710

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446.32 Acres Dryland

86th Avenue

Imboden Road

Denver Int

SR 470

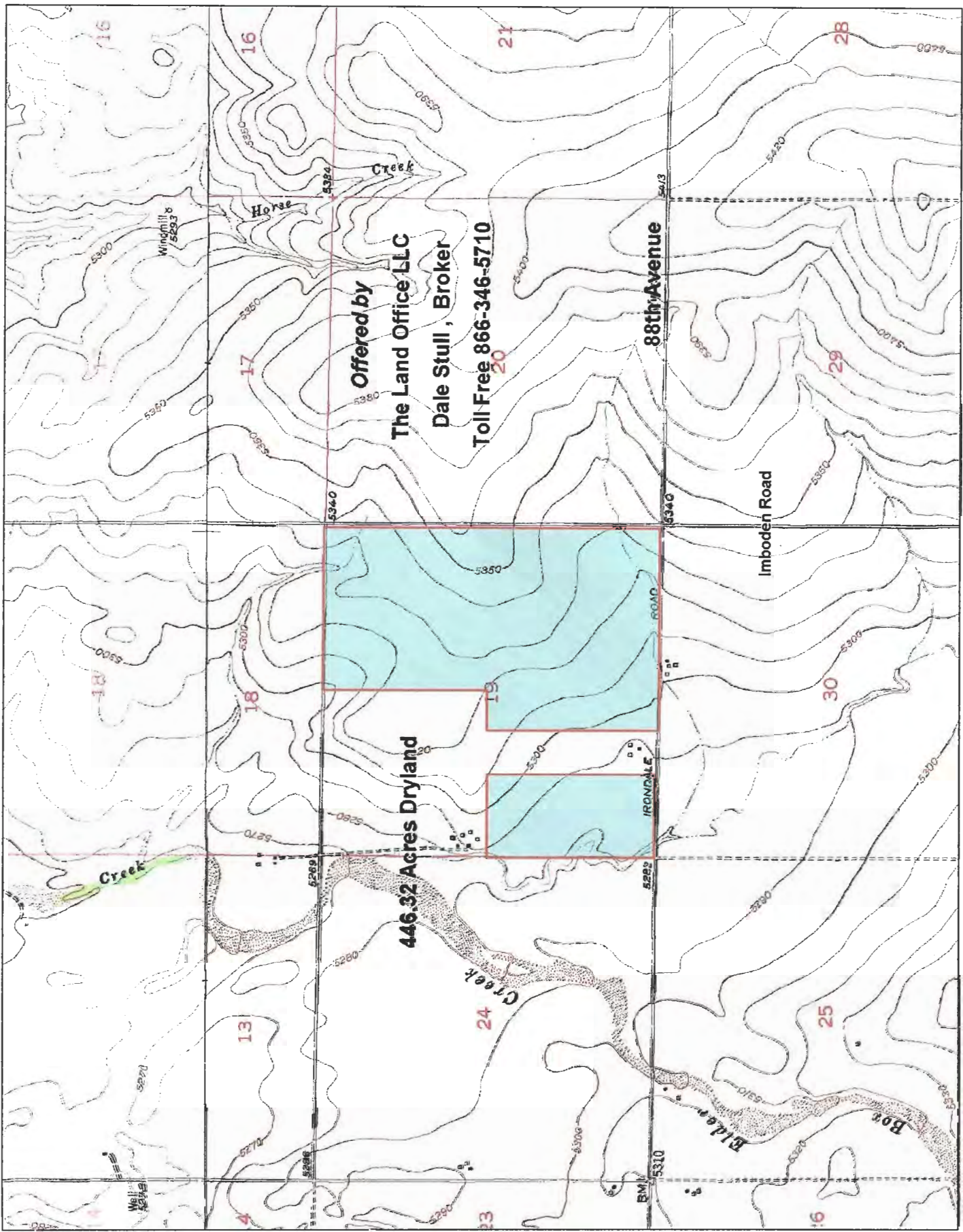
FEVA BLVD

Offered by  
From Range

The Land Office LLC

Dale Stull, Broker

Toll Free 866-346-5710



**Offered by**  
**The Land Office LLC**  
**Dale Stull, Broker**  
**Toll Free 866-346-5710**

**446.32 Acres Dryland**

**88th Avenue**

**Imboden Road**