

161± Acres Dryland with Development Potential Adams County, Colorado



\$1,610,000.00

2016 Property Tax: \$517.76
Easement .86 = \$432.16

No improvements. Water rights of record or appurtenant to the property are included in sale. There are no developed water rights.

FSA

Farm Acres	Crop Acres	Crop	Base	Dir Yld	CC Yield
158	158	Wheat	75.4	32	32
		Oats	6.5	28	28
		Barley	9.5	47	47

Possession subject to year to year lease with Randy Trupp.

Legal description:

NW4 Section 28, Township 3 South, Range 63 West of the 6th P.M. Adams County, CO
Also known as Adams County parcel # 0181528400010

Directions: ½ mile west of Bennett on 38th Avenue.

Listing # 0217

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.

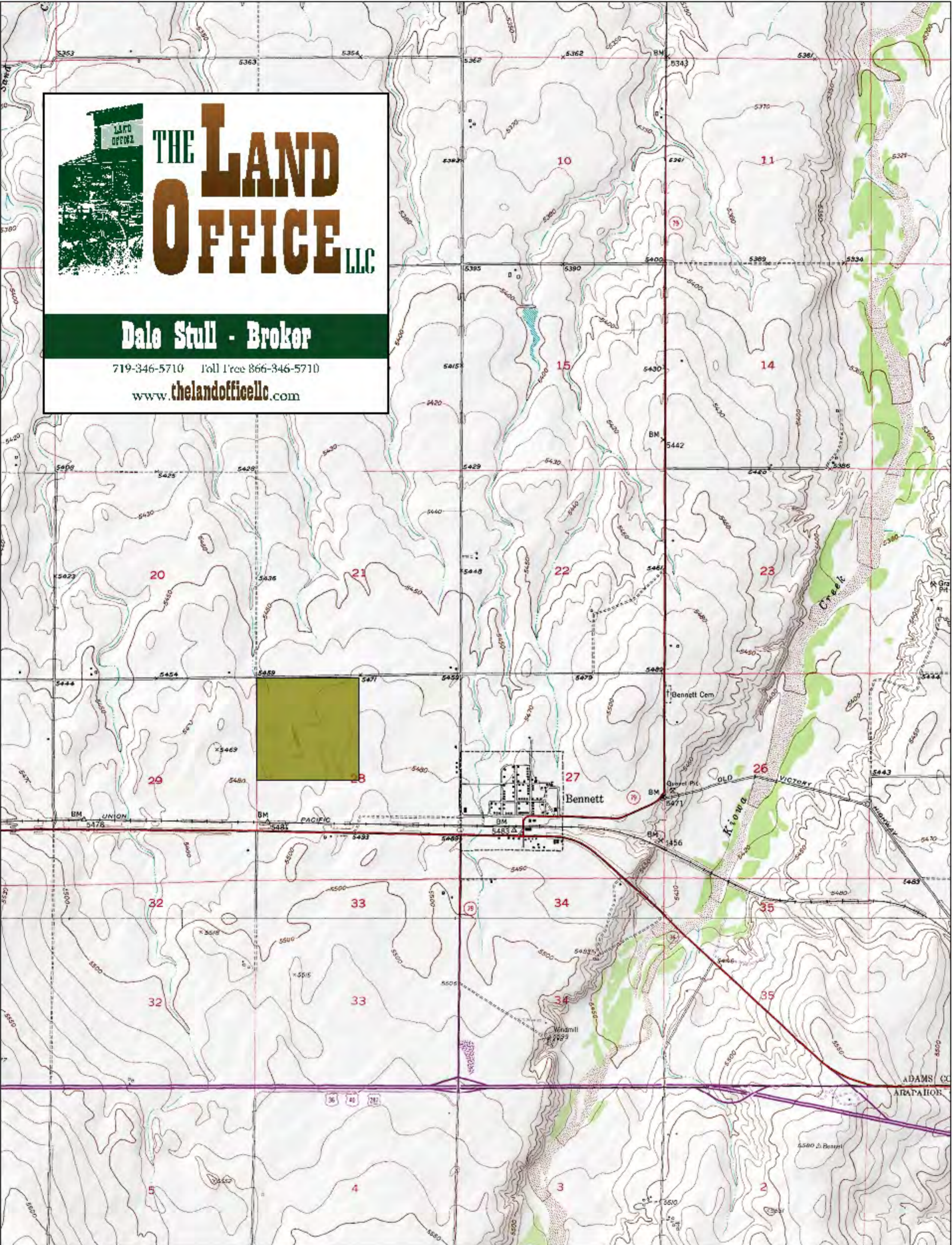


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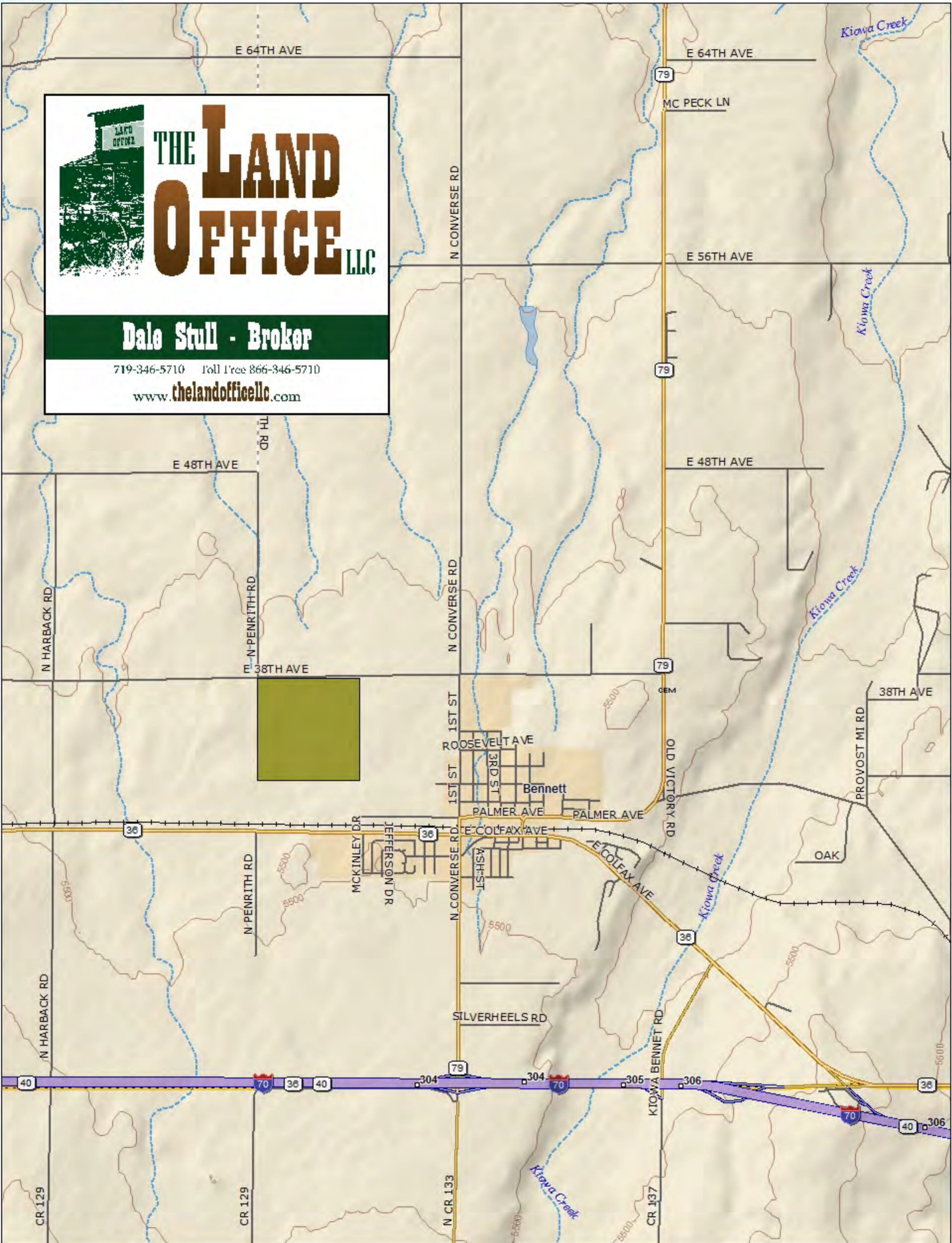
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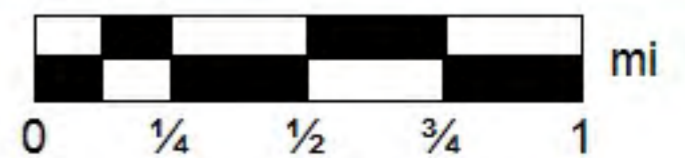
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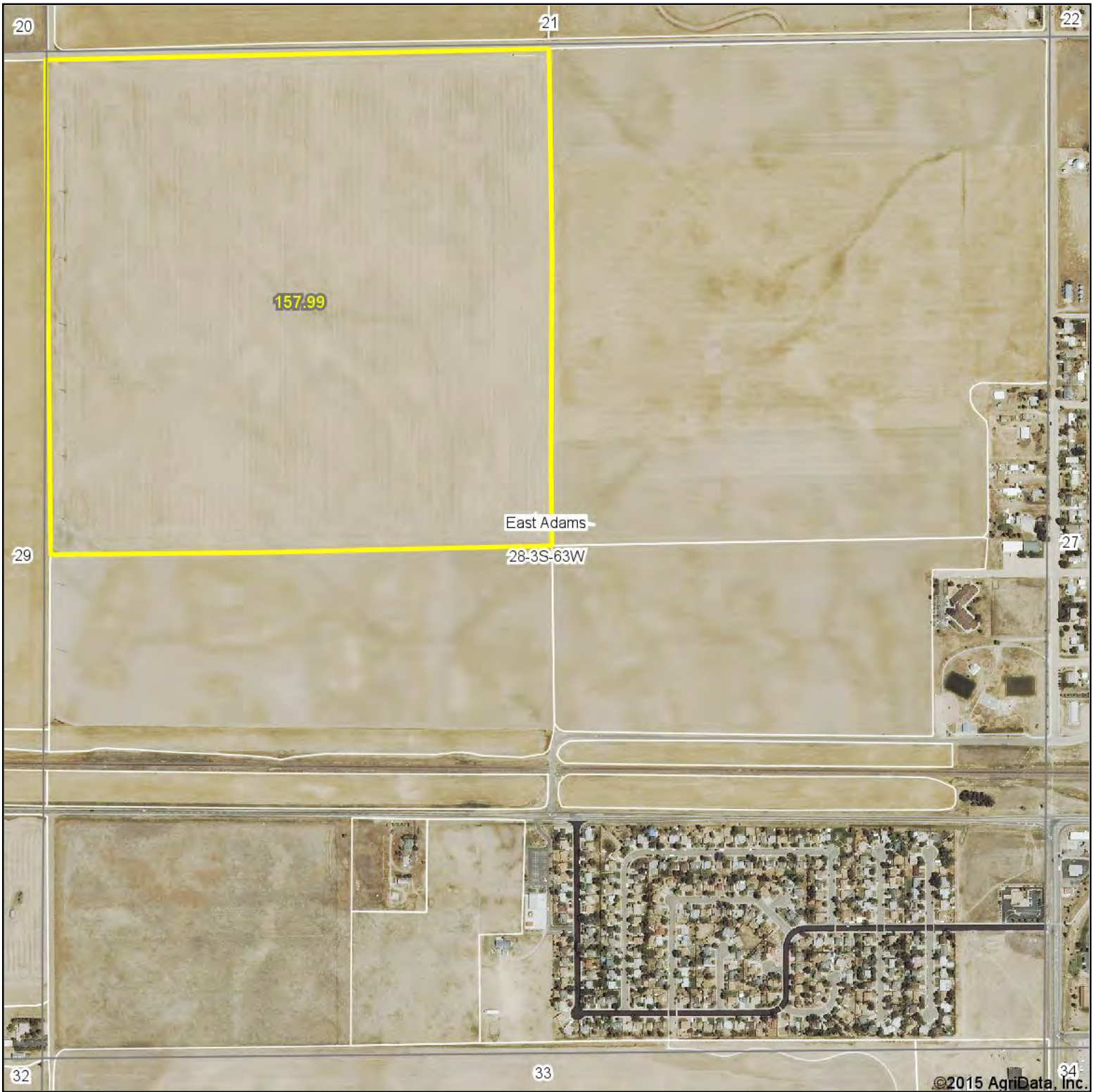


MN (8.0° E)



Data Zoom 12-3

Aerial Map



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Maps Provided By:

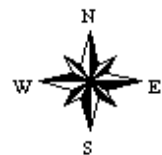


CUSTOMIZED ONLINE MAPPING
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28-3S-63W
Adams County
Colorado

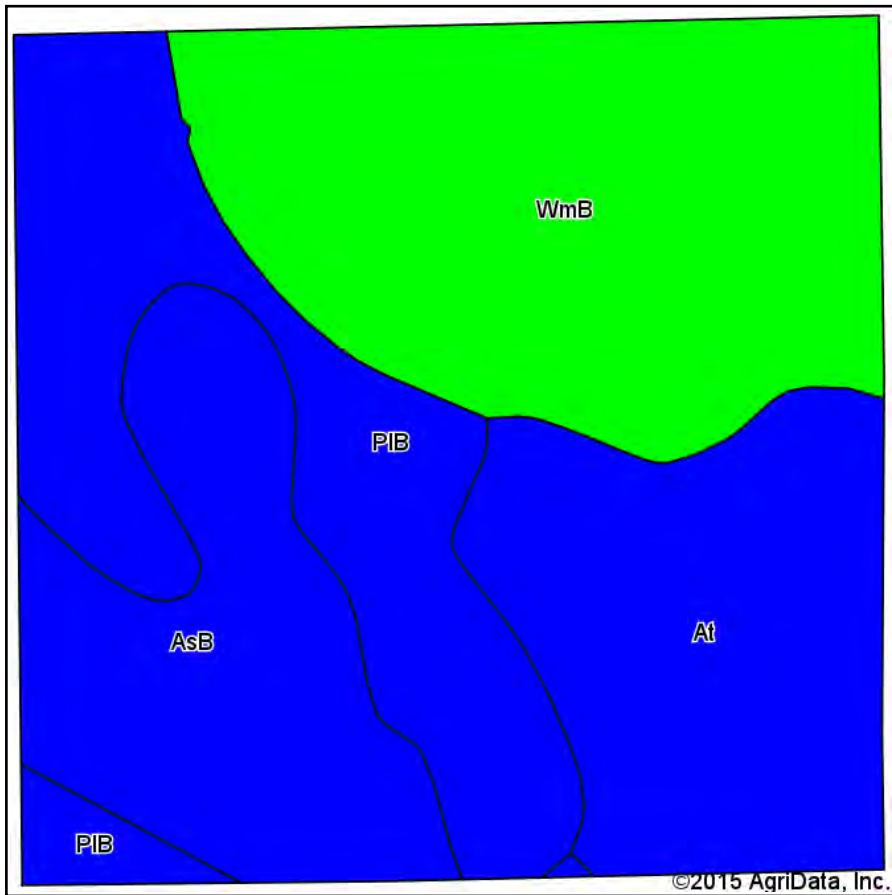
map center: 39° 45' 35.49, 104° 26' 33.66

scale: 9375

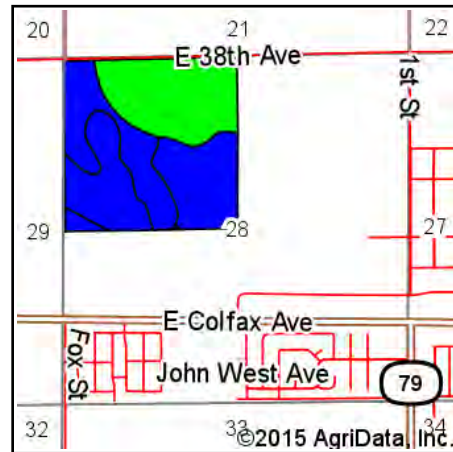


4/13/2015

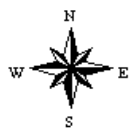
Soil Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Adams**
 Location: **28-3S-63W**
 Township: **East Adams**
 Acres: **157.99**
 Date: **4/13/2015**



Area Symbol: CO001, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn Irrigated	Corn	Wheat	Wheat Irrigated	
WmB	Weld loam, 1 to 3 percent slopes	53.50	33.9%		IIIc	IIIe	150		27	65	
PIB	Platner loam, 0 to 3 percent slopes	38.79	24.6%		IVs	IIIs					
At	Ascalon-Platner association	34.70	22.0%		IVc	IIIe	110	15	20	55	
AsB	Ascalon sandy loam, 0 to 3 percent slopes	31.00	19.6%		IVc	IIIe	150		27	60	
Weighted Average								104.4	3.3	18.8	45.9

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Soils data provided by USDA and NRCS.