

# 244± Acres Combination Irrigated & Dryland Adams County, Colorado

---



**\$1,150,000.00**

2015 Property Tax \$1,756.62

179± acres irrigated and 65± acres dryland.

Seller mineral interest, if any, shall transfer to Buyer. Seller believes he does not own any minerals. Immediate possession upon closing subject to a year to year lease with Greg Schoonveld.

Improvements:

7 Tower Valley and 5 Tower Zimmatic sprinkler, 3 electric pumps and other related irrigation equipment.

Water Wells – All wells are comingled

| Permit #  | Depth | Pump Rate GPM | Acres | Acre Feet |
|-----------|-------|---------------|-------|-----------|
| 6279-FP   | 95'   | 400           | 160   | 400       |
| 6810-FP-R | 100'  | 560           | 200   | 500       |
| 3569-FP-R | 134'  | 700           | 140   | 350       |

0249

*The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. 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 Stull, Broker  
19483 County Road 40 • Bethune, CO 80805  
719-346-5710 • Cell: 719-349-5710 • Fax 719-346-5013 • Toll Free 866-346-5710  
Email: [dalestull@thelandofficellc.com](mailto:dalestull@thelandofficellc.com) <http://www.thelandofficellc.com>



## 244± Acres Combination Irrigated & Dryland Adams County, Colorado

---



### FSA

| Farmland Acres | Cropland Acres | Crop          | Program | Base | CC Yield |
|----------------|----------------|---------------|---------|------|----------|
| 241.12         | 234.45         |               |         |      |          |
|                |                | Wheat         | PLC     | 56.0 | 44       |
|                |                | Corn          | ARC-CO  | 87.3 | 116      |
|                |                | Grain Sorghum | PLC     | 10.8 | 48       |
|                |                | Barley        | PLC     | 28.8 | 79       |

Legal: 2 parcels in the W2 Section 10, Township 3 South, Range 61 West of the 6<sup>th</sup> P.M., Adams County also known as Adams County parcel 0181110200003 and 0181110300004.

From Byers: 2 miles east on Hwy 36 to Calhoun-Byers Rd, 7 miles north on Calhoun Byers Rd to 80<sup>th</sup> Ave. 1 mile west on 80<sup>th</sup> Ave to Xmore Rd. 2 miles south on Xmore Rd to NW corner of property.

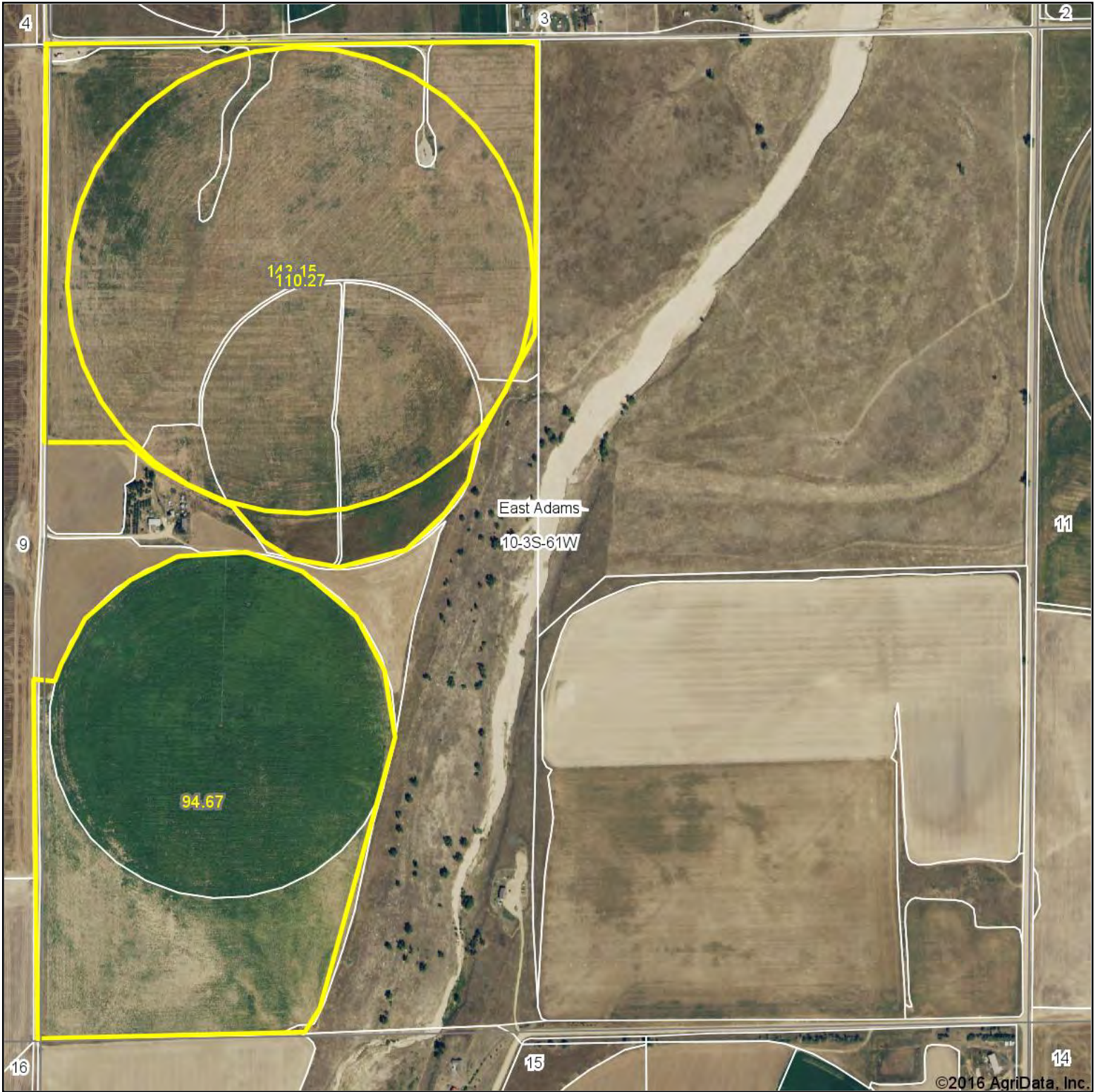
0249

*The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. 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 Stull, Broker  
19483 County Road 40 • Bethune, CO 80805  
719-346-5710 • Cell: 719-349-5710 • Fax 719-346-5013 • Toll Free 866-346-5710  
Email: [dalestull@thelandofficellc.com](mailto:dalestull@thelandofficellc.com) <http://www.thelandofficellc.com>



# Aerial Map

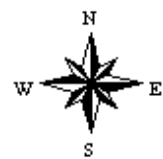


map center: 39° 48' 15.15, -104° 11' 54.31

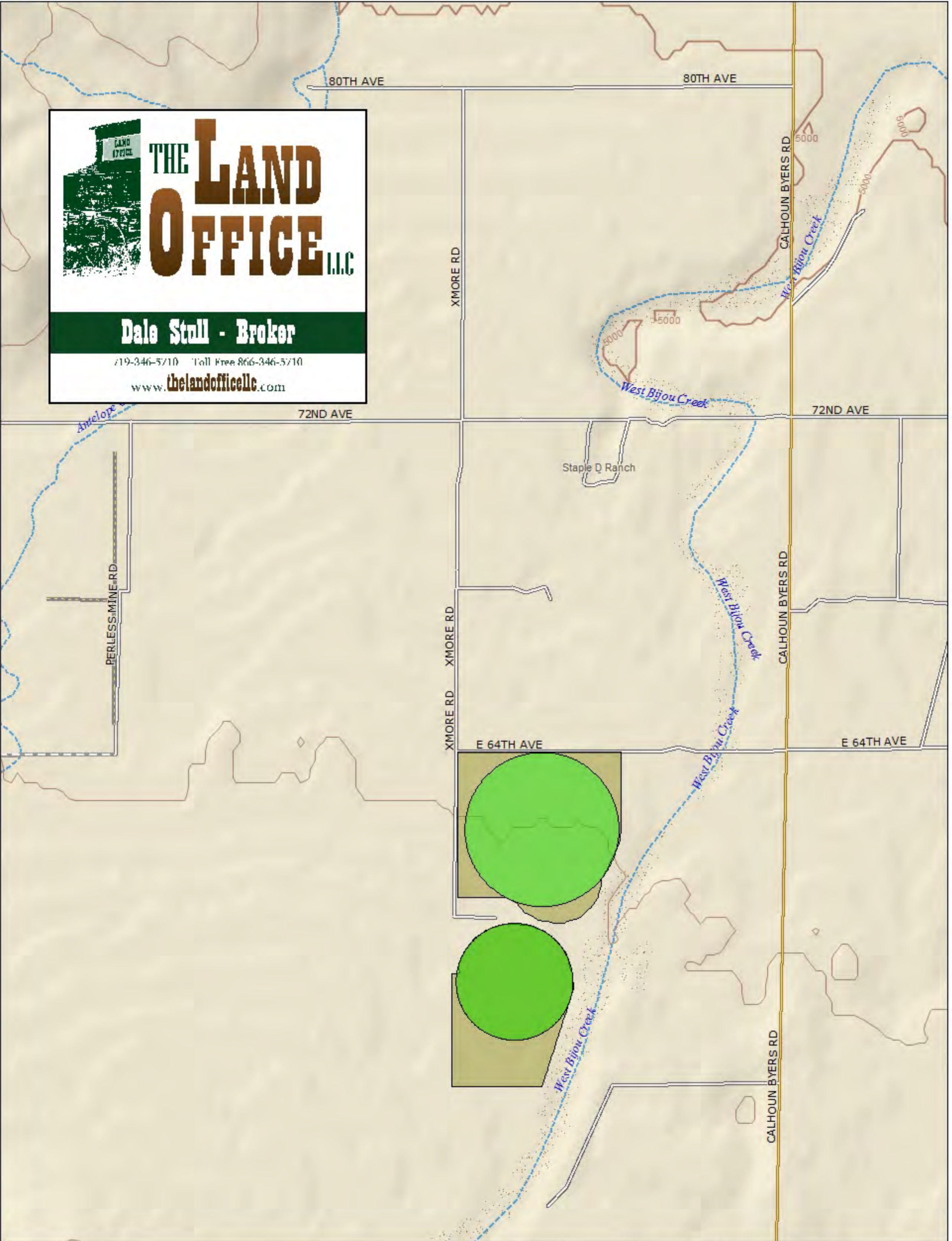


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2016 www.AgriDataInc.com

**10-3S-61W**  
**Adams County**  
**Colorado**



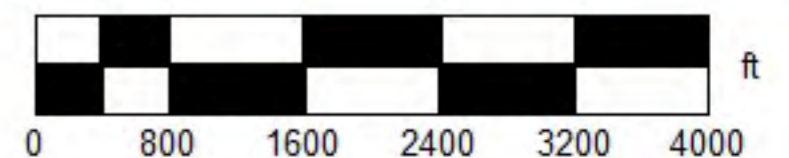
10/6/2016



Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com



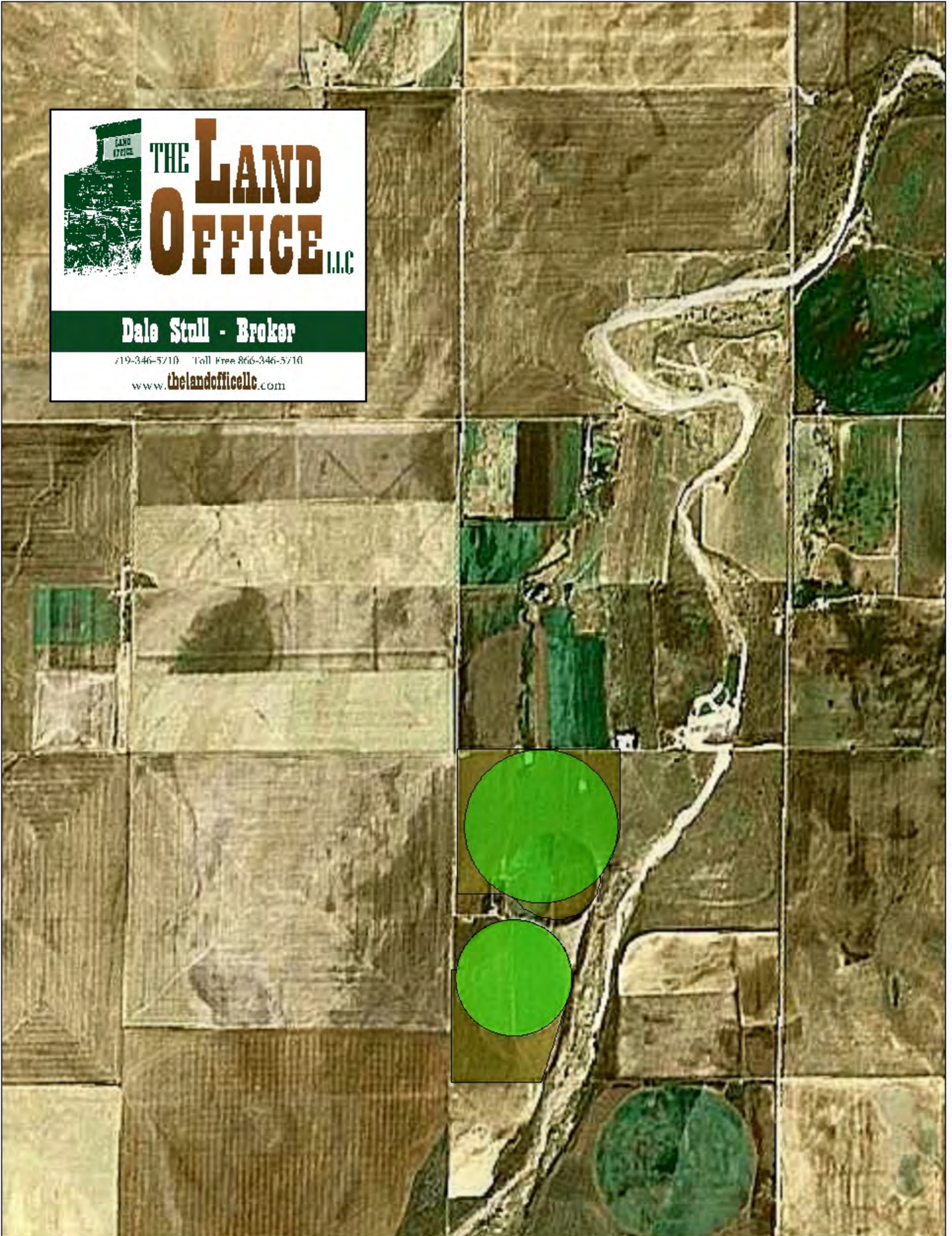
Data Zoom 13-0



**THE LAND OFFICE LLC**

**Dale Stull - Broker**

719-346-5710 Toll Free 866-346-5710  
[www.thelandoffice.com](http://www.thelandoffice.com)



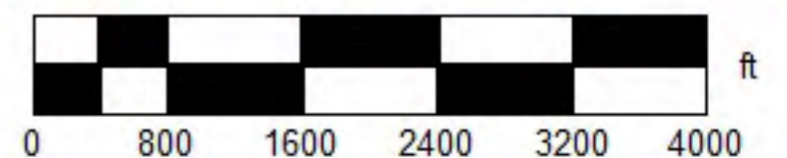
Data use subject to license.

© DeLorme. XMap® 7.

[www.delorme.com](http://www.delorme.com)

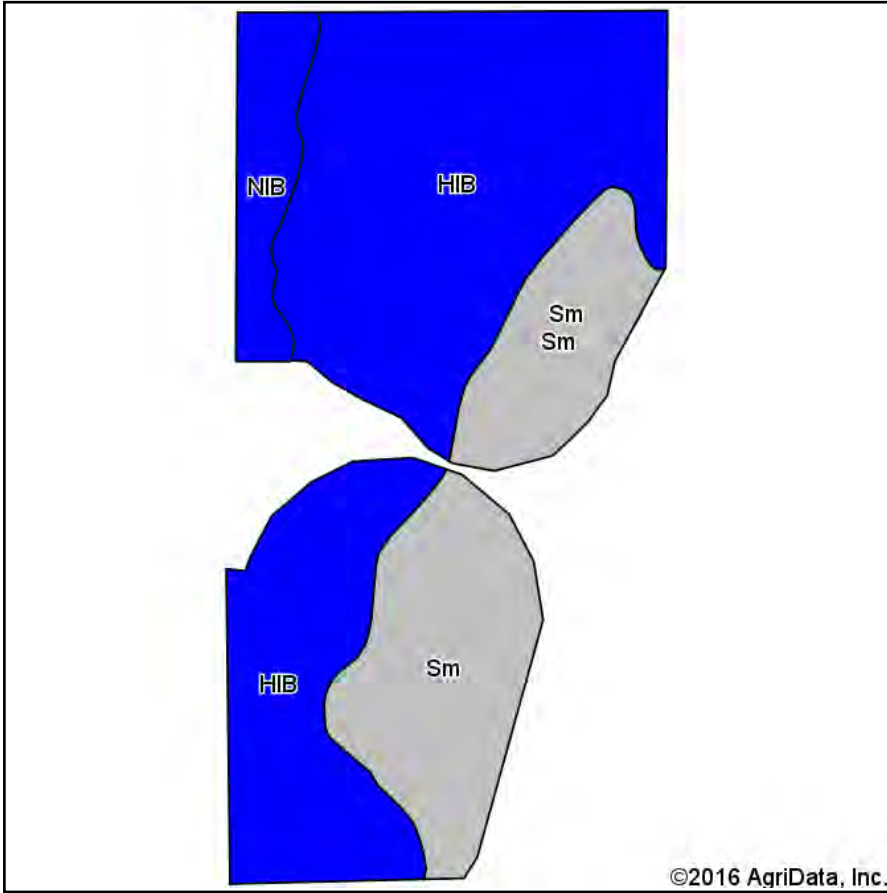


MN (7.7° E)

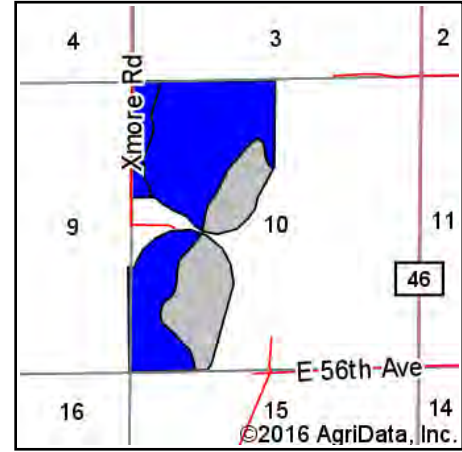


Data Zoom 13-0

# Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**  
 County: **Adams**  
 Location: **10-3S-61W**  
 Township: **East Adams**  
 Acres: **348.09**  
 Date: **10/6/2016**



Maps Provided By:



© AgriData, Inc. 2016

www.AgriDataInc.com



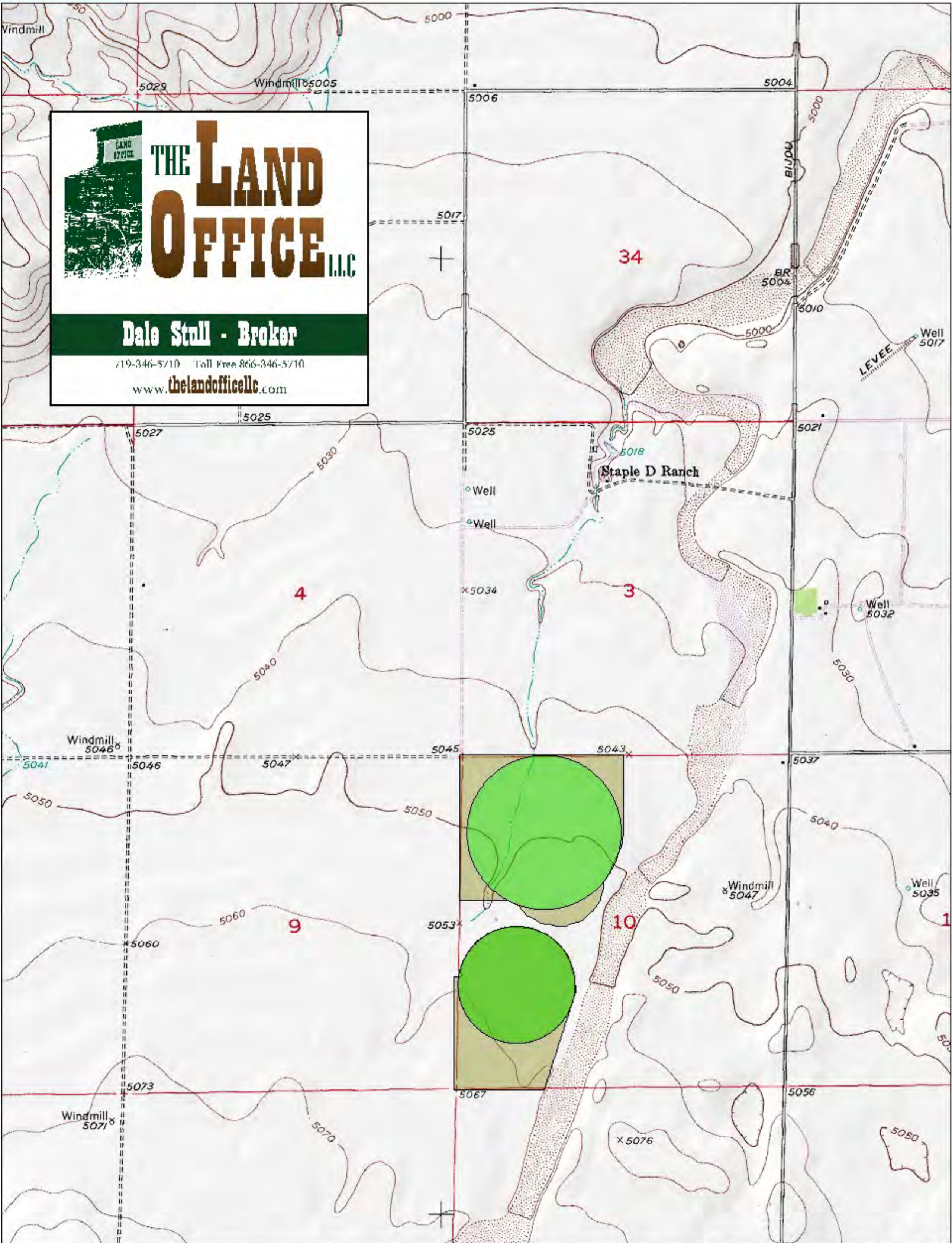
## Area Symbol: CO001, Soil Area Version: 12

| Code                    | Soil Description                  | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Wheat Irrigated |
|-------------------------|-----------------------------------|--------|------------------|----------------------|------------------|--------------|-----------------|
| HIB                     | Heldt clay, 0 to 3 percent slopes | 235.92 | 67.8%            |                      | IVs              | IIIs         | 50              |
| Sm                      | Sandy alluvial land               | 91.58  | 26.3%            |                      | VIIw             | VIw          |                 |
| NIB                     | Nunn loam, 1 to 3 percent slopes  | 20.59  | 5.9%             |                      | IVe              | IIIe         |                 |
| <b>Weighted Average</b> |                                   |        |                  |                      |                  |              | <b>33.9</b>     |

Area Symbol: CO001, Soil Area Version: 12

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**THE LAND OFFICE LLC**

**Dale Stall - Broker**

719-346-5710 Toll Free 866-346-5710

www.thelandoffice.com

Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com

