

# 161± Acres Dryland Development Potential Adams County, Colorado

*Exclusively Listed by The Land Office LLC*

\$1,610,000.00

2017 Property Tax: \$598.68 plus Easement .88 = \$599.56

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

Farm Acres	Crop Acres	Crop	Base	PLC	Yield
158	158	Wheat	91.4	32	32

Possession subject to year to year lease with Randy Trupp.

Legal description:

NW4 Section 28, Township 3 South, Range 63 West of the 6<sup>th</sup> P.M.  
Adams County, Colorado

Directions: ½ mile west of Bennett on 38<sup>th</sup> Avenue.

*0217 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.*



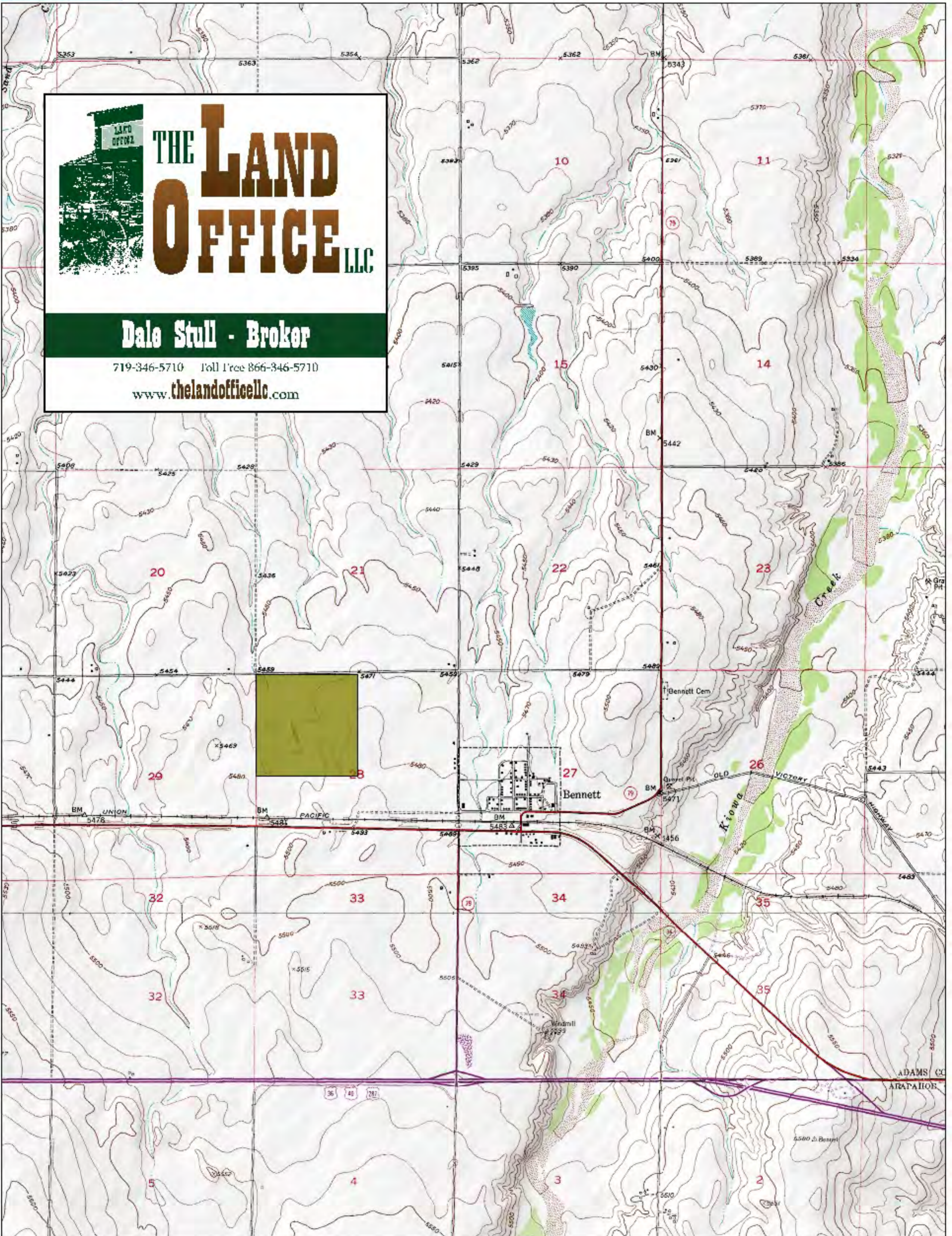
**Dale K. Stull, Broker**

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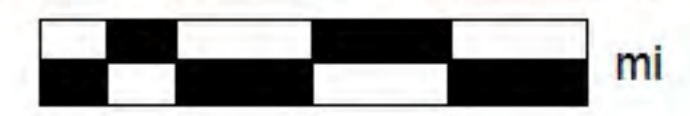
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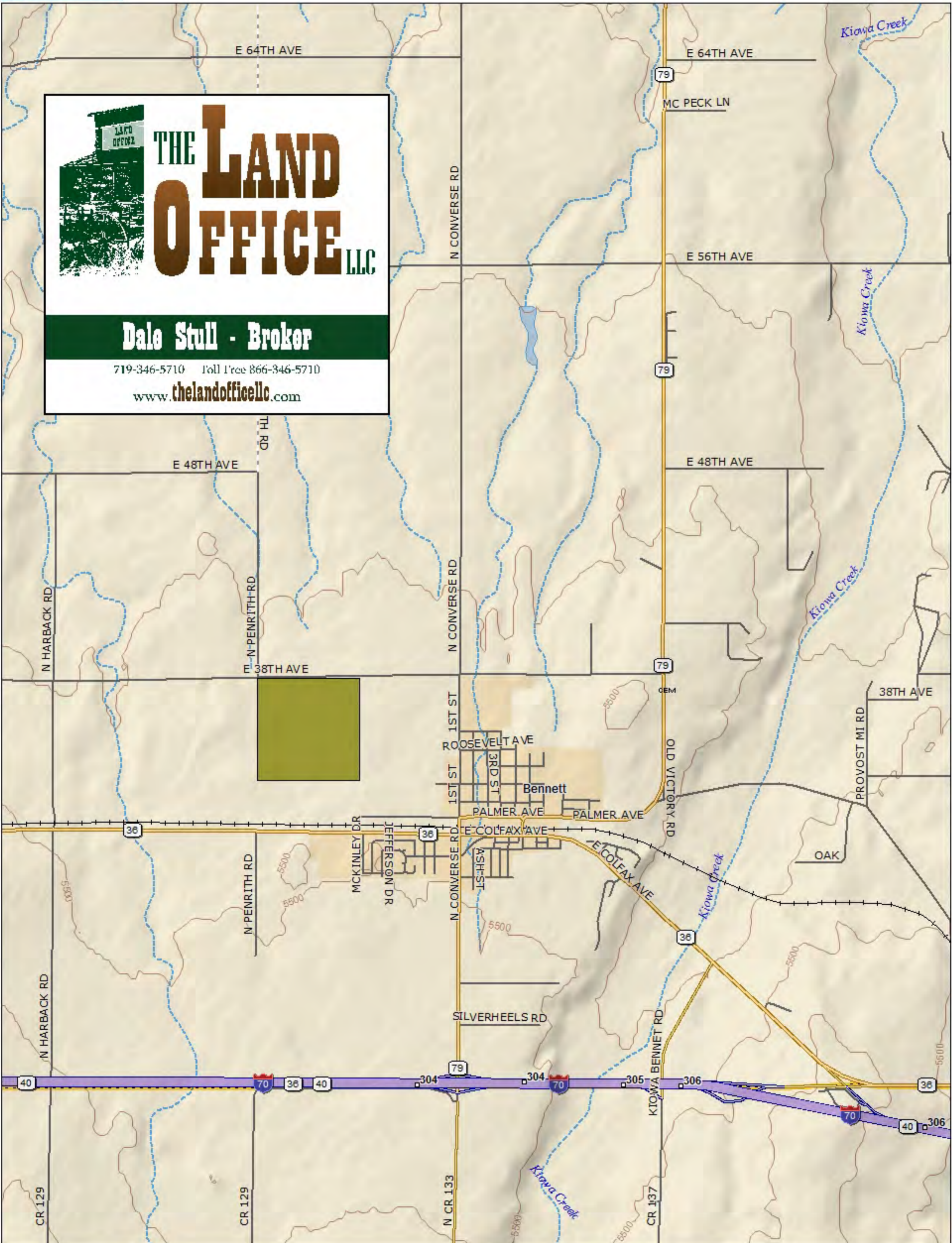
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MN (8.0° E)



Data Zoom 12-3



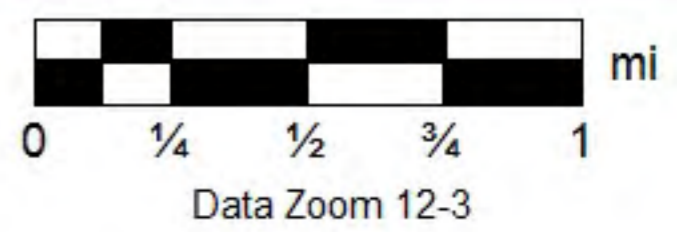
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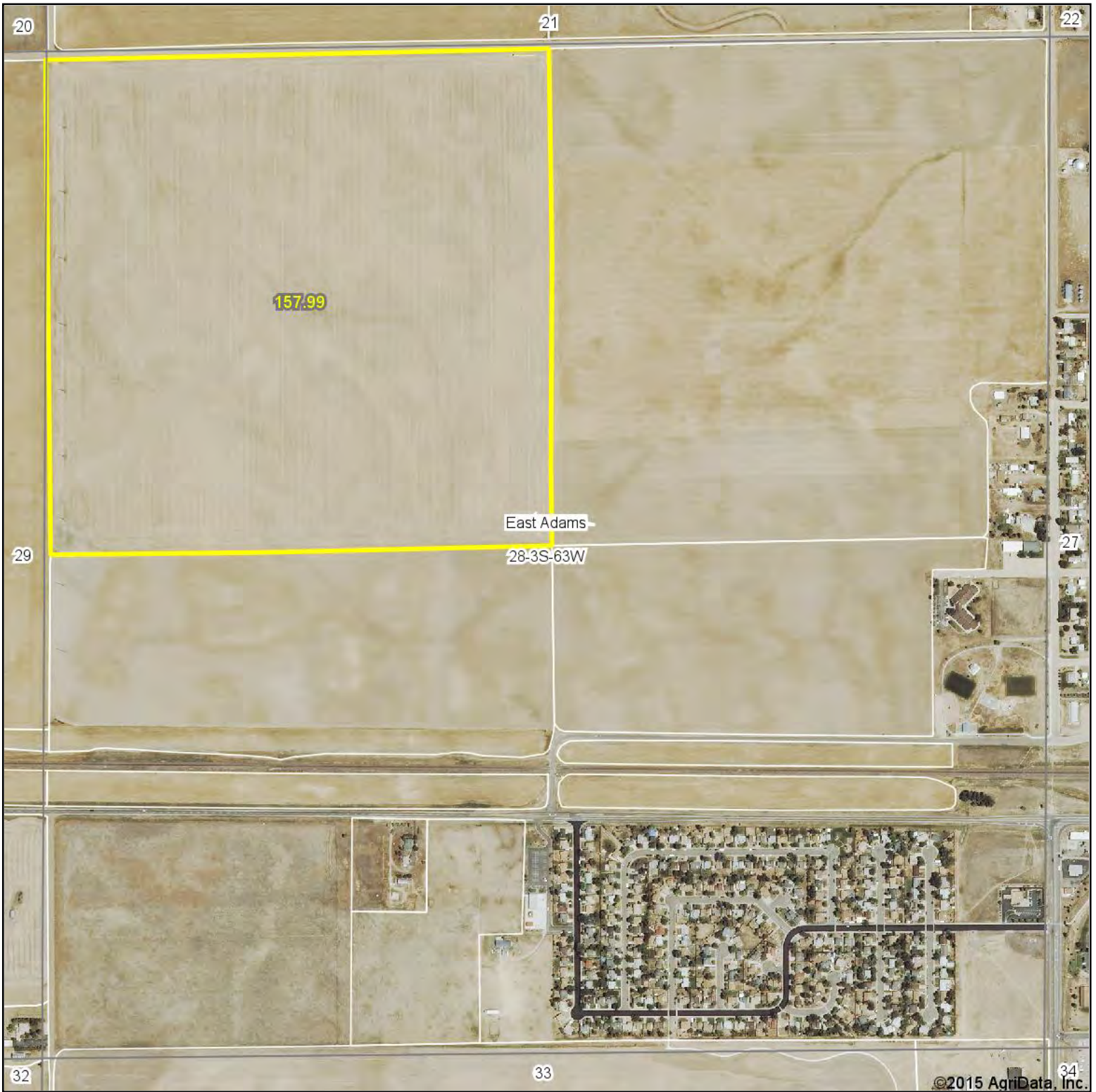
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# Aerial Map



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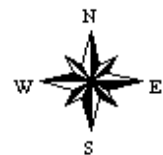


CUSTOMIZED ONLINE MAPPING  
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**28-3S-63W**  
**Adams County**  
**Colorado**

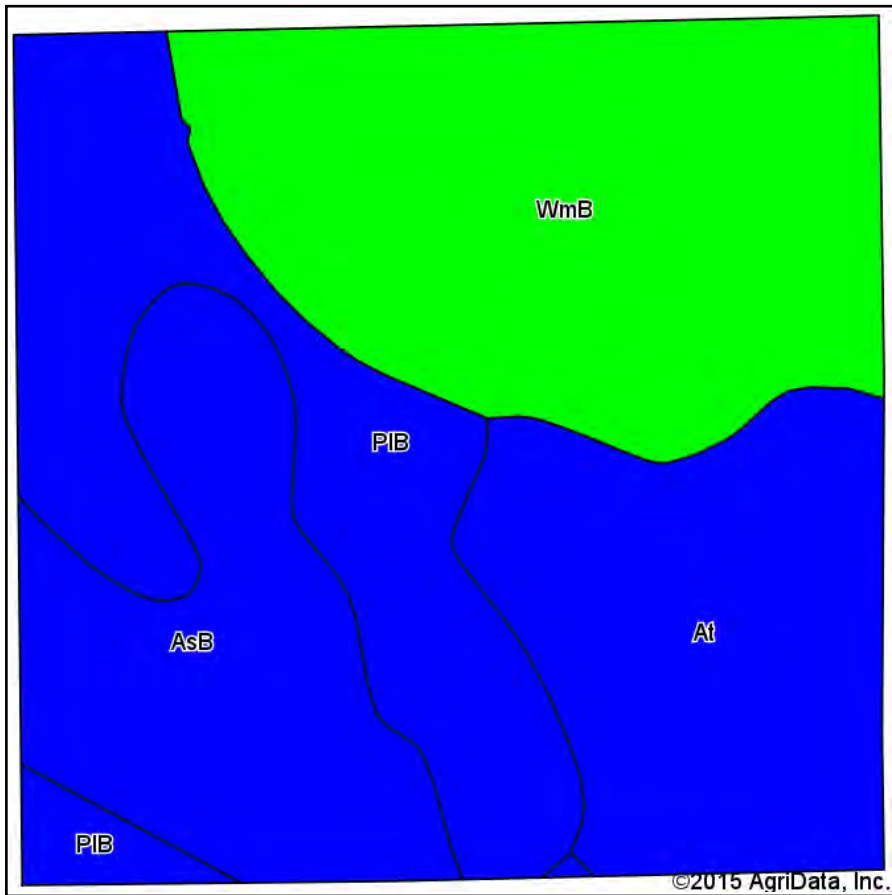
map center: 39° 45' 35.49, 104° 26' 33.66

scale: 9375

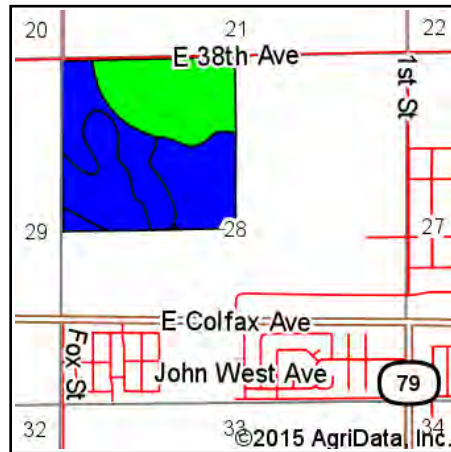


4/13/2015

# Soil Map



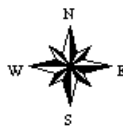
Soils data provided by USDA and NRCS.



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



Maps Provided By:



## 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
<b>Weighted Average</b>							<b>104.4</b>	<b>3.3</b>	<b>18.8</b>	<b>45.9</b>

Area Symbol: CO001, Soil Area Version: 11

Soils data provided by USDA and NRCS.