

## 960+/- ACRES DRY FARM LAND ENROLLED IN CRP THRU 2020

### 11 MILES NORTH OF BYERS, CO

- LEGAL:** The N1/2 of Section 28, T2S, R61W. Cnty parcel #1733-00-0-00-052. 320 acres.  
All of Section 10, T2S, R61W. Cnty parcel #1733-00-0-00-019. 640 acres.
- LOCATION:** Approximately 65000 E 88<sup>th</sup> Avenue, Byers CO 80103. From Denver E-470 and I-70 go East on I-70 25 miles and Exit at Strasburg CO, at stop sign go North over I-70 to Colfax Ave then (STRAIGHT) East 4 miles to Bradbury Rd (do not go right at Y), then North 8 miles to 88<sup>th</sup> Ave then East 1 mile to the NW corner of Section 28. Road map available.
- ACCESS:** The N1/2 of Section 28 is accessed off of a paved deeded county road. Section 10 is not accessed off a deeded county right of way, however, it may have legal access by means of a public domain right of way being the outer 30 feet of Section 14 providing access to the deeded county road located 1 mile South of the SE corner of Section 10. See Road Map.
- ACREAGE:** 960 +/- total acres per the Adams County Assessor. The Property is being offered for sale as a whole but the Seller may consider selling the N1/2 of Section 28 separately from Section 10. The N1/2 of 28 is located on 88<sup>th</sup> Ave and Section 10 is 2 miles North.
- CRP:** 947.2 total acres CRP receiving \$18,838 annually or \$19.89 /ac. Breakdown below: The CRP buyout penalty is as of March 1, 2014.
- N1/2 Sec 28: 317.9ac CRP at \$20.55 /ac or \$6,536 annually thru 9/30/20. CRP Buyout \$21,276.01.  
E1/2 Sec 10: 316.4ac CRP at \$21.97 /ac or \$6,951 annually thru 9/30/20. CRP Buyout \$35,296.20.  
W1/2 Sec 10: 312.9ac CRP at \$17.10 /ac or \$5,351 annually thru 9/30/22. CRP Buyout \$6,690.90.
- PRICE:** \$1,152,000.00 or \$1,200.00+/- per acre cash at closing. May divide. Price breakdown:  
The N1/2 of Section 28 priced at \$1,400.00 per acre on 320 acres.  
All of Section 10 priced at \$1,100.00 per acre on 640 acres.
- MINERALS:** The Property includes all of Sellers mineral rights pertaining to the Property. Based upon title work and royalty payments Seller has reason to believe that they own all the minerals in the North 1/2 of Section 28 and 7/8 of the minerals in Section 10 however neither the Seller nor the title company will warrant or insure the mineral rights that will be transferred to the Buyer.
- OIL LEASES:** All oil leases will be assigned to the Buyer at closing. Section 10 is currently held by production under an old lease by 3 existing vertical wells paying an average a total of \$1,400+/- per month. The payment for the month of closing will be prorated to the date of closing. There is no known current oil lease on the N1/2 of Section 28.
- TAXES:** 2012 total land taxes were \$2,042.96 or \$2.13 /Ac. Section 10/2/61 2013 taxes were \$1,824.70.  
The N1/2 28/2/61 2012 taxes were \$716.18.
- WATER:** Stock well 96763 located in the NE1/4 of the SE1/4 of Section 10. Condition unknown.
- SCHOOLS:** Byers School District 32-J classified as 2A for elementary, Junior High and High School.
- NOTE:** The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. COLandRealty.com is a Transaction (neutral) broker not a Seller's agent. This offer is subject to error, change, prior sale or withdrawal.