

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

4 MILES NW OF STRASBURG, CO

- LOCATION:** Approximately 4 miles NW of Strasburg CO 80136. The SW corner of the Property lies at the intersection of 48th and Wolf Creek Road. From Strasburg go North on Strasburg Rd 3 miles to 48th Avenue then 2 miles West to the SW corner of the Property.
- LEGAL:** The W1/2 of Section 17, Township 3 South, Range 62 West of the 6th P.M. County of Adams, State of Colorado. Adams County parcel #01813-00-0-00-201.
- ACREAGE:** 320 +/- total acres per the Adams County Assessor. The property has not had a survey and acreage measurement.
- CROP LAND:** 313.4 acres cropland currently enrolled in the CRP receiving an annual rent payment of \$8,271 or \$26.39 per acre annually thru 9/30/20 at which time the CRP Contract will terminate.
- IMPROVEMENT:** The property has 1 and 1/2 miles of maintained county road frontage and electricity.
- PRICE:** \$560,000.00 or \$1,750.00+/- per acre cash at closing. Seller may consider financing on a case by case basis.
- MINERALS:** To be revealed on the title commitment, however, there is a good chance that Union Pacific or Anadarko owns all the mineral rights.
- OIL LEASES:** Any recorded oil leases should be revealed on the title commitment. Broker and Seller are not aware of any oil and gas leases on the Property.
- TOPOGRAPHY:** Flat to gently rolling with productive loam soils.
- TAXES:** 2013 total land taxes were \$922.26 or \$2.88 /Ac.
- WATER:** No known water wells on the Property.
- SCHOOLS:** Strasburg School District 31-J for elementary, Junior High and High School.
- COMMENTS:** This property is an excellent investment for 35 acre home site development.
- 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 assisting both Buyer and Seller throughout the transaction. This offer is subject to error, change, prior sale or withdrawal.