

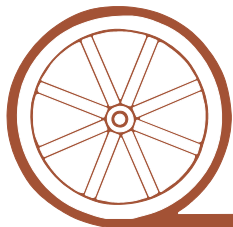
LAND FOR SALE

Weld County Colorado

SOLD

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- Location:** Northeast Weld County, Colorado. From Bushnell, Nebraska 15 1/2 miles south on CR 17, 2 miles east on Weld CR 140, South 1/10 mile on trail road.
- Legal Description:** South 1/2 Section 22 and NW 1/4 Section 27 all in T12N-R58W of the 6th P.M., Weld County, Colorado.
- Taxes:** 2007 real estate taxes paid in 2008: \$368.40 covering 476 taxed acres
- Soils:** Primary soils are Class III, IV, and VI, Ascalon fine sandy loam, Ascalon-Bushman-Cerabith complex and Rosebud fine sandy loams.
- FSA Info:** Weld County FSA Farm #6642, Tract 10420, CRP Contract 1393B-10/1/99 through 9/30/2014, 315 acres at \$39.85 per acre, totaling \$12,553 annual payment. Tract 10421 CRP Contract 1394B and 1864-10/1/99 through 9/30/2019-152.6 acres at \$36.73 per acre totaling \$5,605 annual payment. Buyer to receive 80% of payments totaling \$14,526 annually. Existing Tenant to receive 20% of payments. Tenant as per written lease to provide noxious weed control and annual maintenance as required by CRP contract.
- Leases and Possession:** Buyer to receive full possession at closing, subject to written lease with Tenant who receives 20% share of CRP payment with lease ending 9/30/2014.
- Price:** \$210,000
- Contact:** **Jerry Weaver-Listing Agent-308-539-4456- jerry@agriaffiliates.com**
Mike Polk, Loren Johnson, Bruce Dodson, Duane McClain at 308-534-9240
Jerry Sloan 308-631-5520



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



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12 1/2 Miles to Bushnell

