

1593 ACRES CROPLAND LINCOLN COUNTY, COLORADO



FOR SALE



Location of Land:

From Limon, Colorado 12 miles south on Highway 71 and 3 miles east on Road 2T. 100 miles east of Denver, Colorado

Legal Description: All of Section 23 except 9.11 acres more or less in the NW1/4 of the NW1/4; all of Section 14 and the S 1/2 of Section 13, Township 11 South, Range 56 West of the 6th P.M., Lincoln County, Colorado

Assessed Acres: 1,593.59; Cropland Acres: 1,569.5; Wheat Base Acres: 789.3; Barley Base Acres: 41.7; Corn Base Acres: 15.4;

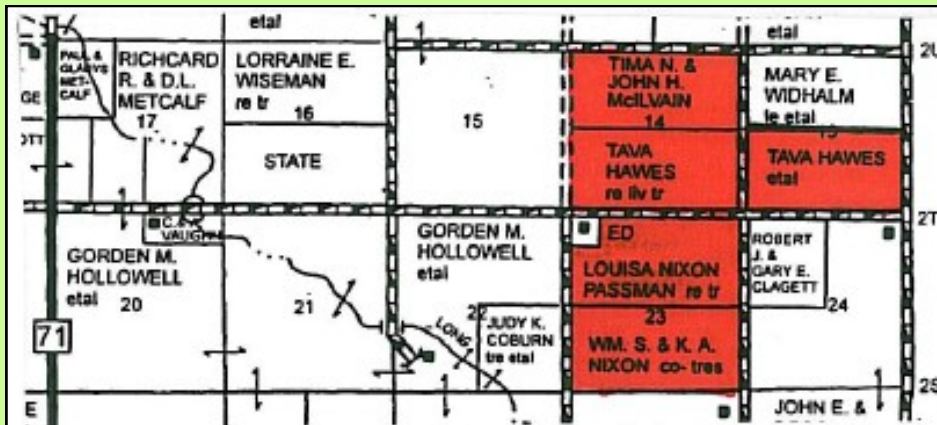
Direct and CC Yield: Wheat 32 bu, Barley: 26 bu, Corn: 30 bu.

Crops: Approximately 520 acres planted to wheat, the landlords undivided 1/3 share with be conveyed to the buyer.

Possession: At closing and subject to the tenants rights in possession

Minerals: none going with the surface

USDA-FSA Payments: At the time of closing, the buyer will receive the landlords share of the payments.



Listed Price:
Please contact Broker



CONTACT:

**FARMER-STOCKMAN
REALTY & AUCTION, LLP**
Under all is land, our professionals will lend you a hand.

1301 North Main Street - Lamar, Colorado 81052
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Larry J. Lusher, Real Estate Broker & Colorado Champion Auctioneer
Susan A. Lusher, Associate Real Estate Broker
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