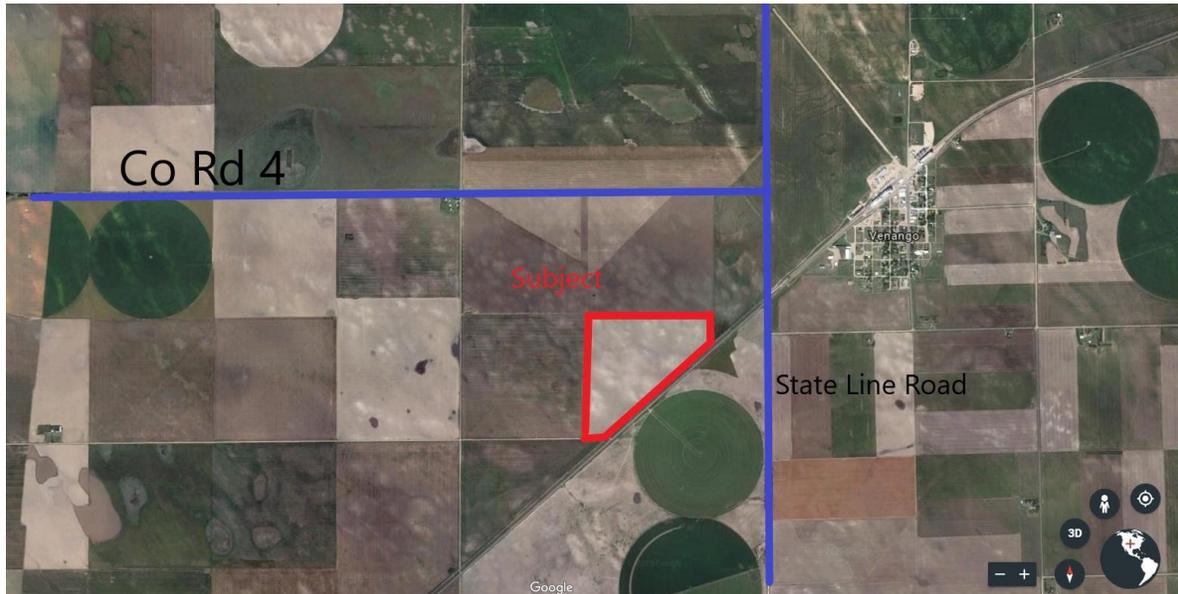




**EXCLUSIVELY PRESENTS FOR
SALE**

*Southeastern Sedgwick County
109.1 acres dryland*



Legal: SE¼ Section 18, T9N – R42 West of the 6th P.M., Sedgwick County, Colorado.

Location: Approximately twenty-two miles south and east of Julesburg, Colorado or one mile west of Venango, Nebraska.

FSA Data: 109.09 cropland with 55.95 wheat base acres with 36-bushel yield, additional Oat and Barley base with minimal acreage and base

Price: \$120,000 cash, buyer to receive owner's share of 2019 crop if purchased prior to May 1st currently planted to wheat

Taxes: \$371.23 estimated for the 2019 assessment.

Soils: According to the USDA soils map:

1. 87.9% of the soil is Campus-Richfield loams with 0-3% slopes,
2. 16.7% of the soil is Kago and Kuma Silt loams with loam with 0-3% slopes,
3. Balance of the soil is Campus-Richfield loams with 3-5% slopes,

According to the County Assessor: 107.7 acres are Class II.

Brokers note: All farmland is being farmed as dryland, and that is considered its highest and best use. Call for your personal showing and additional details.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4th St.,
Julesburg, Co 80737; (970) 474-2000; fax 474-2002; cell #520-1778;
web; benson-realty.com; e-mail, mbenson@kci.net

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assumes no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction and will not be the agent of the Buyer. MSL #



Looking east along County Road 2, Venango in background



Looking NE toward Venango