



**EXCLUSIVELY PRESENTS**  
**FOR SALE,**  
*(Quarter section, dryland  
Sedgwick, County)*



**Location:** 161.0 acres located in the NW ¼ Section 26, T10N – R47W of the 6<sup>th</sup> P.M.

**Acreage:** Located approximately seven miles SW of Sedgwick, Colorado I-76 intersection

**FSA data:** Total farmland, 161.1; total cropland, 157.6; all corn base acres, 151.9 with 30 bushel direct yield; total payments based on prior farm program, \$1,085/yr.

**Soils:** Haxtun loamy sand, 51.0% with 0-3% slope  
Julesburg loamy sand, 43.0% with 3-5% slope  
Valentine fine sand, 32.5% rolling  
With minor amount of Julesburg loamy sand

**Price:** **\$210,000.00**

**Taxes:** 2013 assessment, \$518.70

**Brokers Note:** This parcel of dryland has produced dryland corn for several previous years.  
Buyer is given immediate possession upon transfer of deed.

**FOR PERSONAL SHOWING CALL:** Mike Benson, Broker / Owner; Box 202/200 W 4<sup>th</sup> St.,  
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