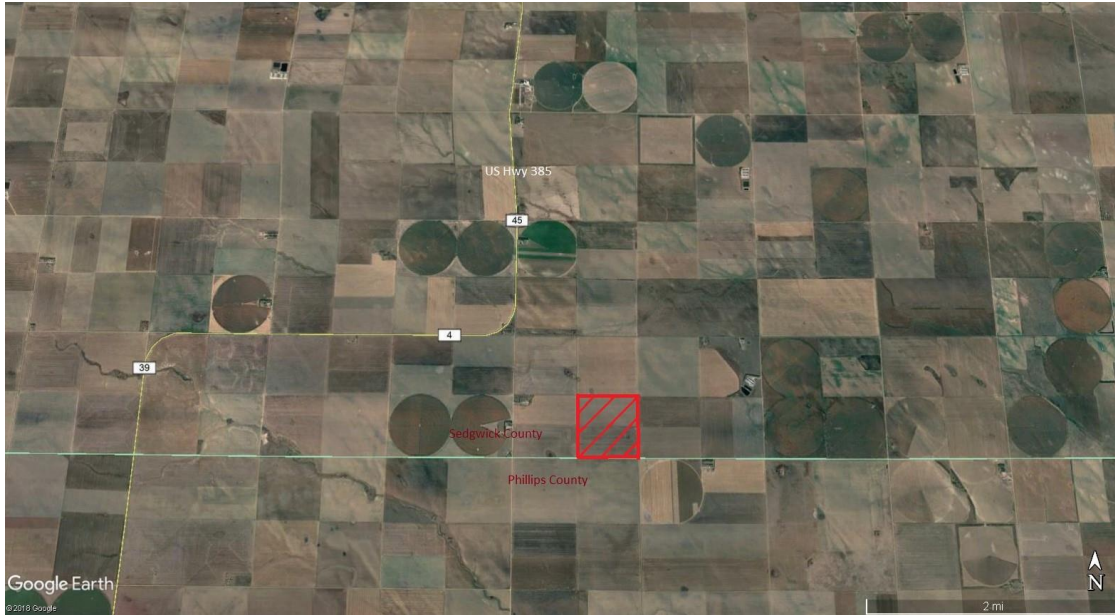




EXCLUSIVELY PRESENTS FOR SALE

*Southern Sedgwick County
Dry Land 160 total acres*



Legal: SE¼ Section 14, T9N – R44 West of the 6th P.M., Sedgwick County, Colorado.

Location: Approximately sixteen miles south of Julesburg, Colorado and sixteen miles north of Holyoke Colorado, just off US Highway 385

FSA Data: 160.58 cropland with 94.7 wheat base acres

Price: \$225,000 cash, possession immediately following 2018 fall harvest.

Taxes: \$305.44 estimated for the 2018 assessment.

Soils: According to the USDA soils map, approximately 50% with Richfield loams at 0-3% slope; 38% Rago kuma silt loams with 3 slopes; 11% Keith-Kuma loams with 0-3% slopes. This entire quarter is listed as Class 2 soils according to the County Assessor.

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

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