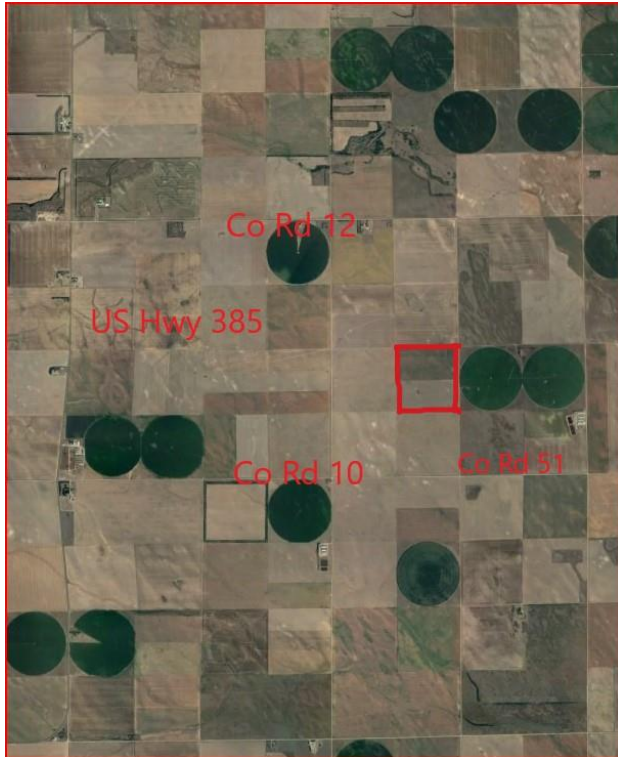




EXCLUSIVELY PRESENTS FOR SALE

*Southeastern Sedgwick County
161 acres dryland*



Looking North along CR 51

Legal: NE¹/₄ Section 31, T10N – R43 West of the 6th P.M., Sedgwick County, Colorado

Location: Approximately fifteen miles south and three miles east of Julesburg, Colorado

FSA Data: 161.91 farmland and 160.91 acres of cropland with 121.5 wheat base acres at a 37-PLC bushel yield.

Price: \$304,000 cash, buyer to receive all rights to planting of 2021 fall crop if purchased prior to September 1, 2021; if purchased after, the input costs of the planting and the crop can be negotiated.

Taxes: \$592.94 for the 2020 assessment.

Soils: According to the USDA soils map:

1. 76.0% of the soil is Richfield loam with 0-3% slopes,
2. 44.1% of the soil is Rago and Kuma Silt loams with loam with 0-3% slopes,
3. 32.1of the soil is Richfield loam with 3-5% slopes,
4. Balance of soils is Scott Silt with a minor amount of Campus-Richfield Loams

According to the County Assessor: 144.0 acres are Class II with 15.0 acres Class III.

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 #