



**EXCLUSIVELY PRESENTS FOR
SALE**
Sedgwick County
13.19 acres



Legal: The SW¼ Section 34, T12N – R44 West of the 6th P.M., Sedgwick County, Colorado, 13.19 acres.

Location: 3 miles south of Julesburg CO – SE corner of the Interstate interchange on US Hwy 385.

FSA Data: 13.19 acres dryland

Price: \$210,000 cash, **Taxes:** \$268.78 - 2024 taxes.

Soils: According to the USDA soils map:

1. 11.5 acres of the soil is Eckley-Chappell complex with 9-20% slopes,
2. 1.5 acres of the soil is Sandy alluvial land,
3. Balance of land, Chappell sandy loam with 1-3% slopes

According to the County Assessor all soils are listed as Class VI.

Brokers note: Call for your personal showing and additional details.

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