



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



**Legal:** The SW<sup>1</sup>/<sub>4</sub> Section 34, T12N – R44 West of the 6<sup>th</sup> 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:** \$212,000 cash, **Taxes:** \$283.60 - 2021 assessment.

**Soils:** According to the USDA soils map:

1. 8.94 acres of the soil is Altvan-Eckley-Satanta complex with 13-19% slopes,
2. 4.25 acres of the soil is Chappell-Alice-Broadwater complex with 0-3% slopes,
3. Balance of soils; a couple of trees ,

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 4<sup>th</sup> St.,  
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