



EXCLUSIVELY PRESENTS FOR SALE

*South Platte River bottom grass
183 total acres*



Section 10, Twp 11N, Range 46W

Legal: E1/2 of SW1/4, N1/2 of SE1/4, SW of SE1/4, Section 10, 11N-46 West of the 6th PM, all laying south of Hwy 138 and RR right of way.

Location: Approximately 2 miles east of Sedgwick, Colorado or 11 miles west of Julesburg, Colorado, along Highway 138, south side of highway and railroad right of way.

Price: \$275,000 **Taxes:** \$205.78 for the 2022 assessment **FSA Data:** N/A

Soils: According to the USDA soils map:

1. Lamo Clay Loam soil - 34.0%
2. Marksbutte fine sandy loam, with 0-3% slope 32.8
3. Wann Soils - 31.1%
4. Balance of wet alluvial soils

Water data:

There is one stock well located just inside the east fence line off County Road 21.

Brokers note:

This property is easily assessable just south of the railroad right of way along county road 21 and along the north side of the South Platte River. All sub irrigated grass.

FOR PERSONAL SHOWING CALL:

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