

1,665 ACRES CROPLAND FOR SALE

EXCELLENT HUNTING POTENTIAL

PROWERS COUNTY, COLORADO

LOCATION: From Lamar, CO 7 miles north on Highway 196, 3 miles east on Road TT and 1 mile north on Road 11

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 5 and 6 Section 3; Lots 1, 2, 3, 4, 5, 6 Section 4; Lots 1 to 6 lying east of the Comanche Canal Section 5, Lots 7, 8, 9 and 10 and SE $\frac{1}{4}$ Section 3,; E $\frac{1}{2}$ and E $\frac{1}{2}$ of W $\frac{1}{2}$ Section 10, Township 21 South, Range 46.

ASSESSED ACRES: 1,665 more or less

FSA INFORMATION:

Cropland Acres: 1,718.77 Grain Sorghum: 227.18; Sunflowers: 162.24 Yields: Wheat: 25 bushel Corn: 69 bushel Grain Sorghum: 19 bushel Sunflowers: 1,078 pounds

Crops: Approximately 912 acres planted to wheat. 1/3 goes to the buyer. 1/3 Crop Insurance will be transferred to the buyer at closing and buyer will pay that portion of the premium.

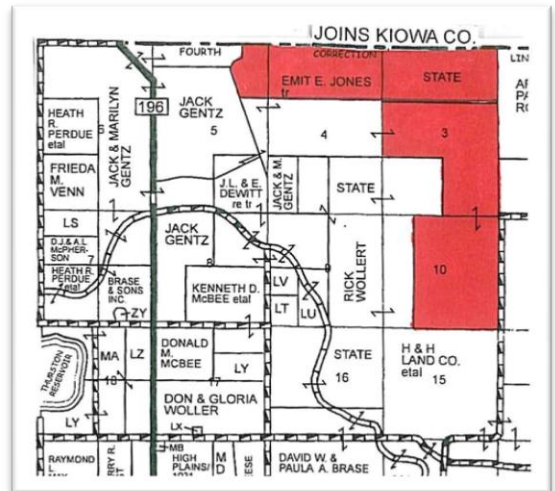
MINERALS: None, property is sold subject to prior mineral reservations.

POSSESSION: Summer fallow (open land) will be at closing. Possession of land planted to wheat will be upon completion of harvest or upon release by insurance carrier.

GOVERNMENT PAYMENTS: 1/3 of Government payments for 2016 goes to the buyer and buyers will receive all payments thereafter.

LISTED PRICE: Please contact Broker

CONTACT:



**FARMER-STOCKMAN
REALTY & AUCTION, LLP**
Under all is land, our professionals will lend you a hand.
 30876 County Road 19 - Granada, CO 81041
 Phone (719) 336-2675
FARMS - RANCHES - RESIDENTIAL

Larry J. Lusher, Real Estate Broker & Colorado Champion Auctioneer
 Susan A. Lusher, Associate Real Estate Broker

Licensed Real Estate Brokers in Colorado and Kansas



www.farmer-stockman.com
 Email: cty92217@centurytel.net

BROKERS NOTE:
The Seller's and Farmer-Stockman Realty and Auction, LLP make no warranties or guarantees. All acreages and boundaries are considered to be approximate. Property is sold subject to easements, rights of ways, restrictions and leases.