

# BOWEN ARROW RANCH

EASTERN COLORADO PLAINS

**8,735± TOTAL ACRES**

*4,470± Acres - Adams County*

*1,025± Acres - Weld County*

*3,240± Acres - Washington County*

Offered in 26 Tracts & Combinations from 40± to 1,460± Acres

## COLORADO FARM & RANCH LAND

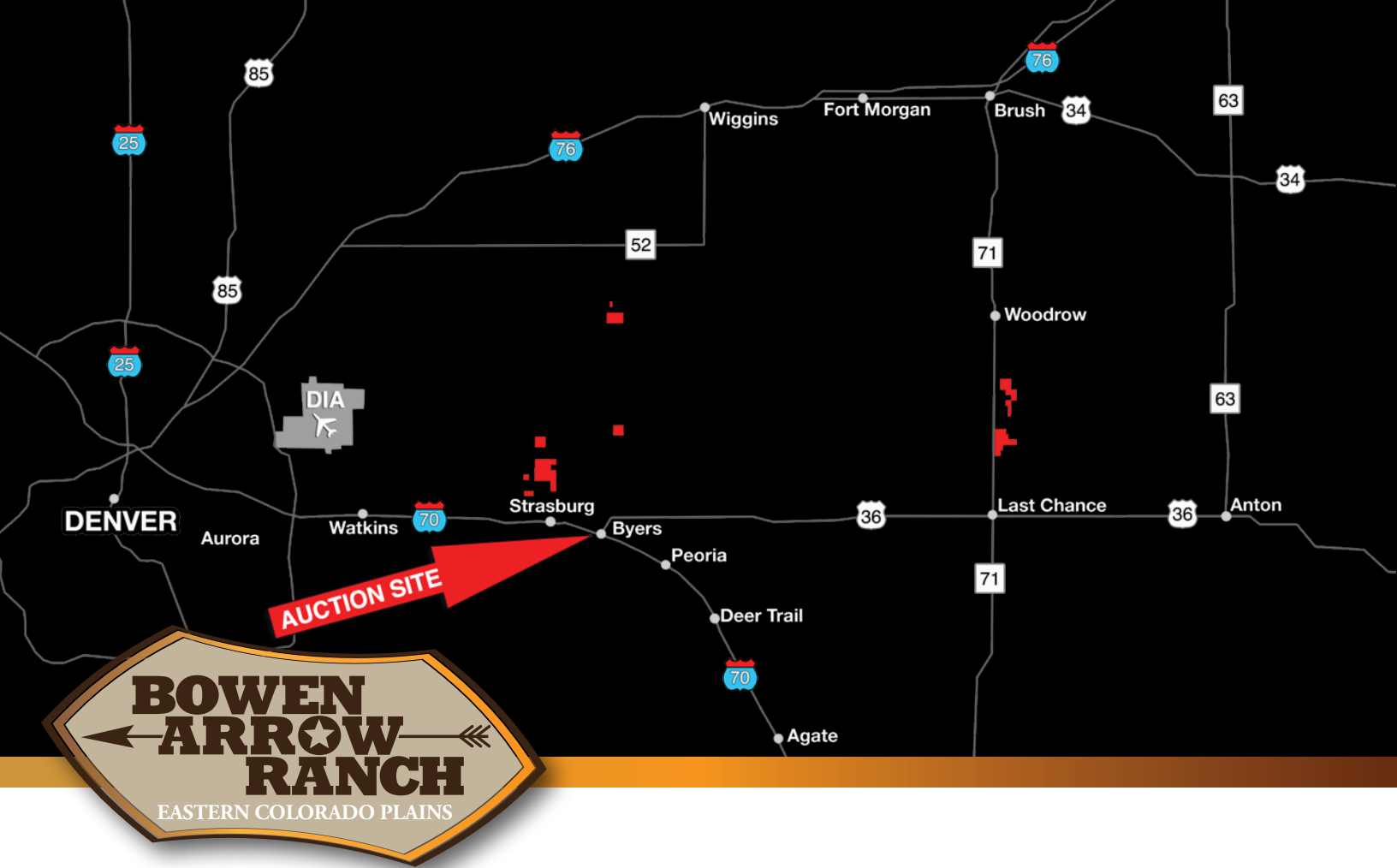
AUCTION | THURSDAY, OCTOBER 19<sup>TH</sup> | 10<sup>AM</sup> MT

This is your chance to buy your dream property in the country, add to your existing operation, or invest in Eastern Colorado Farm or Ranchland!

800.829.8747 | [HallandHall.com](http://HallandHall.com)



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**COLORADO LAND AUCTION**

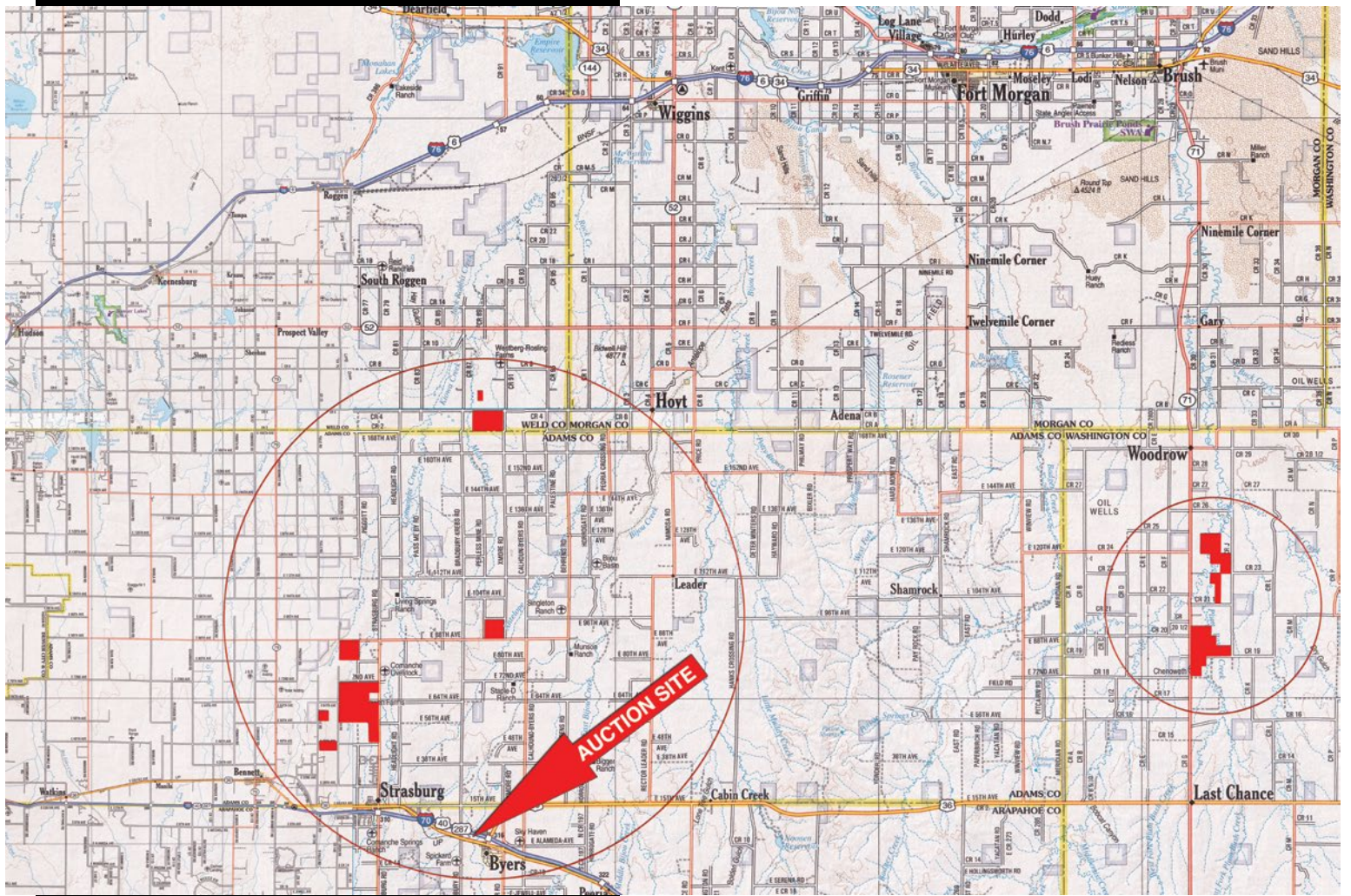
**Thursday, October 19<sup>th</sup> • 10AM MT**

Adams, Weld & Washington Counties, Colorado  
8,735± Acres offered in 26 tracts

AUCTION LOCATION: May Farms  
64001 US Highway 36, Byers, CO 80103







- 5,602+/- Tillable Acres
- Close proximity to Denver, Aurora and Denver International Airport
- Great Road Frontage with Easy Access to I-70
- Outstanding local Schools
- Country living or rental opportunities in five homes and several additional trailer homes
- Livestock Facilities
- Eastern Plains of Colorado

## INFORMATION DATES

Meet a Hall and Hall Auction Representative:

Thursday, September 21<sup>st</sup> • 10am-12pm

Thursday, October 5<sup>th</sup> • 10am-12pm

Check in at Tracts 11 & 24 both days - homes will be open for viewing

*All tracts are marked with signs & available for personal inspection.*



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# Adams County



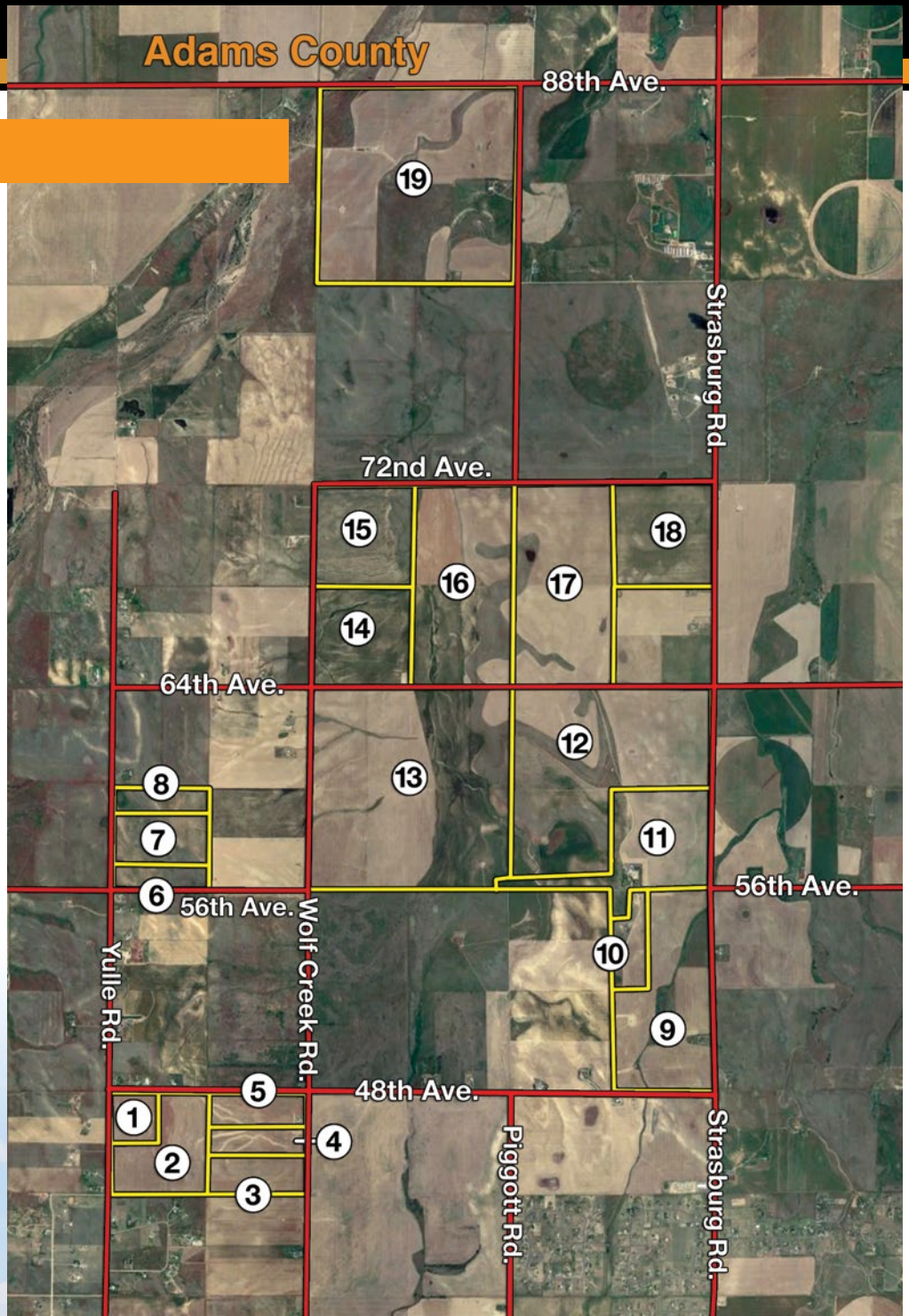
## TRACTS 1-23

5,495+/- TOTAL ACRES

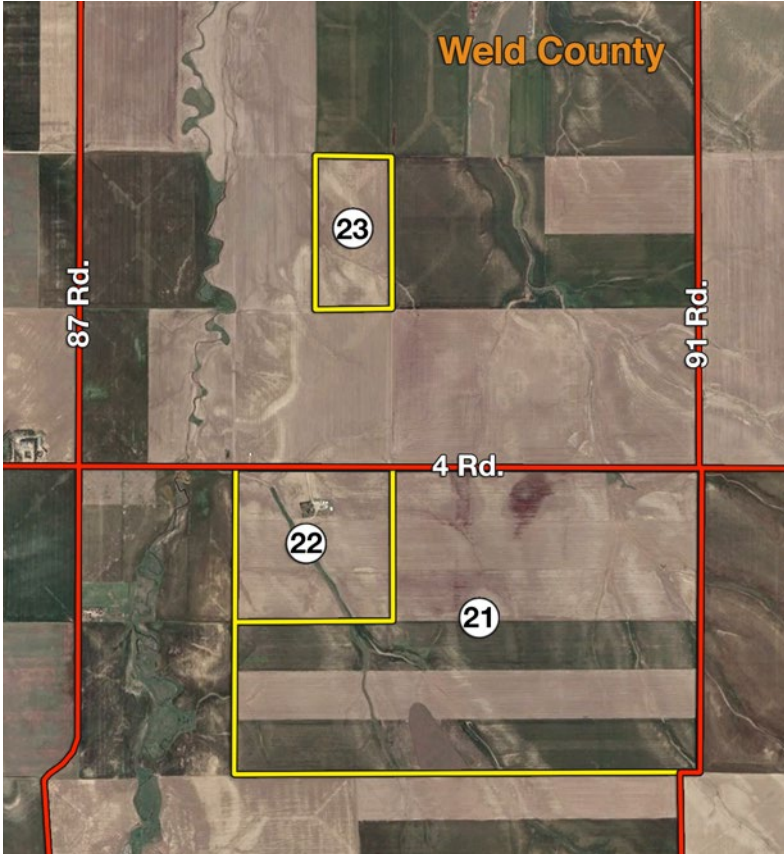
Adams & Weld Counties, Colorado

4,412+/- Tillable Acres

AUCTION TRACT SUMMARY		
Tract	Acres	Discription
1	40+/-	Dry Farm Land
2	120+/-	Dry Farm Land
3	60+/-	Dry Farm Land
4	40+/-	Dry Farm Land
5	60+/-	Dry Farm Land, Grain Storage, Barn & Shop
6	40+/-	Dry Farm & Ranch Land
7	80+/-	Dry Farm & Ranch Land
8	40+/-	Dry Farm & Ranch Land
9	260+/-	Dry Farm, Ranch Land, & 4 Homes
10	50+/-	Dry Farm, Ranch Land, Home & 3 Shops
11	190+/-	Dry Farm, Ranch Land, 4 Homes, Shops, & 120k Grain Storage
12	465+/-	Dry Farm & Ranch Land, Cattle Working Facilities
13	635+/-	Dry Farm & Ranch Land
14	160+/-	Ranch Land
15	160+/-	Ranch Land
16	320+/-	Dry Farm & Ranch Land
17	320+/-	Dry Farm & Ranch Land
18	160+/-	Ranch Land
19	640+/-	Dry Farm, Ranch Land, 5 Homes, Barn & Shop
20	630+/-	CRP through 2022
21	785+/-	Dry Farm & Ranch Land
22	160+/-	Dry Farm, Ranch Land, Home, Shops, Barn & Grain Storage
23	80+/-	Dry Farm











# TRACTS 24 - 26

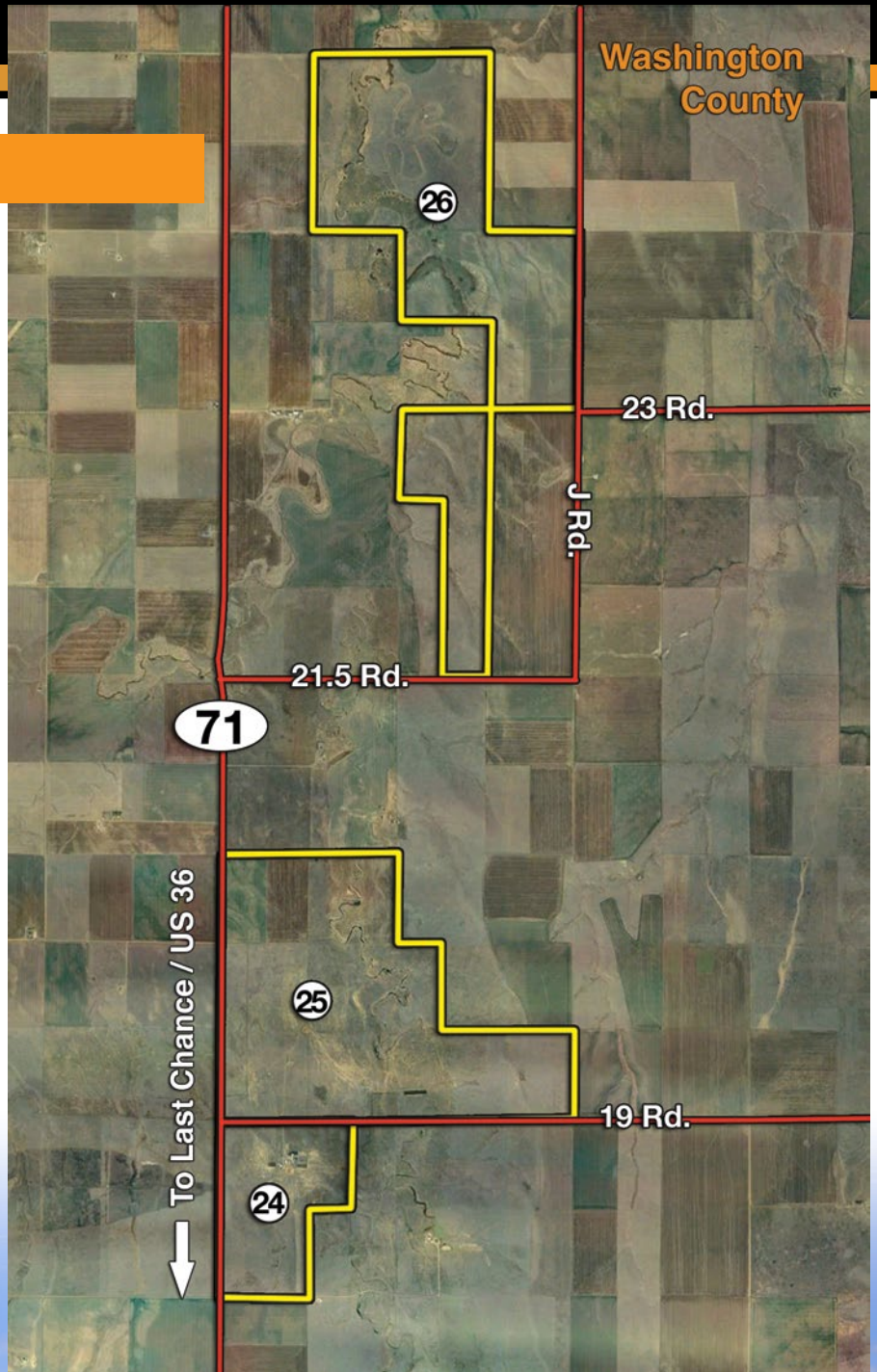
## 3,240 TOTAL ACRES

Washington County, Colorado

1,190 +/- Tillable Acres

### AUCTION TRACT SUMMARY

Tract	Acres	Discription
24	400+/-	Ranch Land, Home, Shops, Barn & Grain Storage
25	1,380+/-	Dry Farm & Ranch Land
26	1,460+/-	Dry Farm & Ranch Land









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## COLORADO FARM & RANCH LAND

AUCTION | THURSDAY, OCTOBER 19<sup>TH</sup> | 10<sup>AM</sup> MT



### SUMMARY OF TERMS:

- A 4% buyer's premium will be added to the final bid price(s) to determine the total contract price(s).
- A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders.
- The property is being sold "AS IS, WHERE IS" and without any contingencies including financing.
- Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available.
- Broker participation is available.



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