

# FOR SALE

# 400 +/- ACRES CROPLAND

C1558

## LINCOLN COUNTY, COLORADO



### LEGAL DESCRIPTION:

TRACT 1: W2 OF SECTION 20-T9S-R52W

TRACT 2: S2 OF SECTION 33-T9S-52W

### LOCATION:

See map for location. **Signs will be posted**

### FSA INFORMATION:

FSA Farmland Acres: **TRACT 1** - 84.52

FSA Farmland Acres: **TRACT 2** - 325.90

| Cropland Acres   | Wheat Base/PLC Yld. |
|------------------|---------------------|
| Tract 1 - 84.52  | 35.70/28            |
| Tract 2 - 316.32 | 309.80/27           |

**Note:** Any future FSA payments will follow the crops and will be paid pursuant to FSA Regulations.

### CROPS:

No crops to buyer - Sellers have a cash lease

### MINERALS:

Sellers own 100% of mineral rights on Tract #2 and are negotiable.

### POSSESSION:

Subject to tenant's lease

### TAXES:

Seller will pay taxes for all of 2024 and prior years. Taxes for 2025 will be prorated to the date of closing.

### PROPERTY DETAILS:

- Productive
- Tillable acreage
- Good tenant in place - Cash Lease
- Low taxes
- County road access
- Great addition to farm operation
- Hunting - deer, antelope and small game

**PRICE: TRACT 1: \$101,500.00** 2024 TAXES: \$193.12

**TRACT 2: \$384,000.00** 2024 TAXES: \$764.88



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