

LAND FOR SALE



JZ Cropland

- Location:** 1.5 miles north of US #36 between Kirk and Idalia on County Road U at junction Road 8. Southern Yuma County, Colorado.
- Legal Description:** SW1/4 Section 19, NW1/4 Section 30-T4S-R45W of the 6th P.M., Yuma County, Colorado.
- Acres:** 298 tax assessed acres
- Taxes:** 2017 taxes payable in 2018 - \$834
- Land Use:** 321.7 acres FSA dryland cropland; Wheat Base 160 acres at 50 bushel.
- Soils:** 55% Class II Kuma-Keith silt loam, 45% Class VI Colby silt loam.
- Lease:** Subject to oral 1/3 cropshare lease: south quarter in growing wheat; north quarter in 2017 stubble.
- Price:** \$370,000
- Comments:** Excellent location on county gravel road just 1.5 miles off US #36. Neighboring fence on east and south.
- Contact:** John Childears; Listing Agent 308-539-4450 or john@agriaffiliates.com
Agri Affiliates - Providing Farm, Ranch Real Estate Services



John Childears,
Listing Agent

Offered Exclusively By:

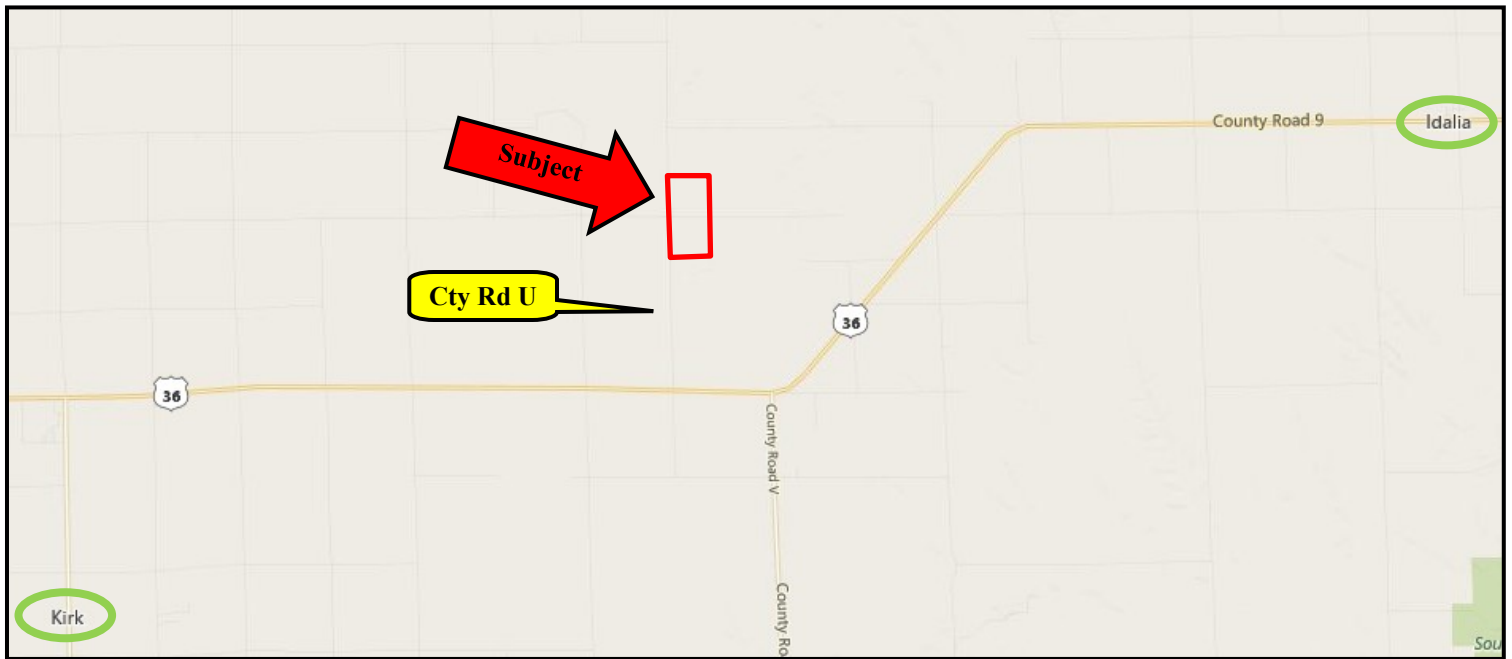


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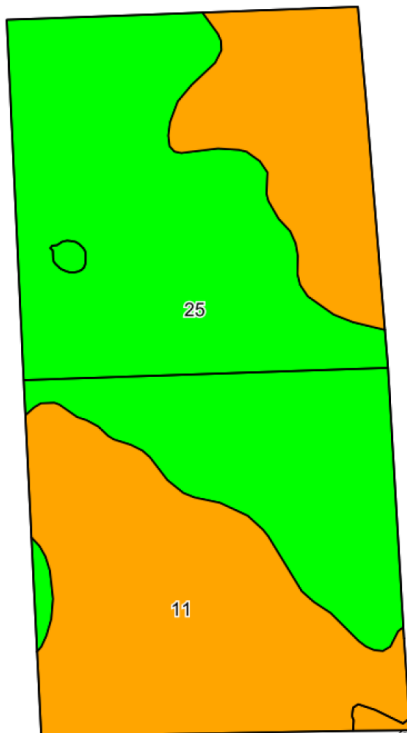
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





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Cty Rd 8



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
25	Kuma-Keith silt loams	177.59	54.8%		Ilc
11	Colby silt loam, 6 to 15 percent slopes	146.46	45.2%		Vle