

240± Acres Grass Adams County, CO

Exclusively Listed by The Land Office LLC

Reduced ~~\$600,000.00~~
\$540,000.00
Seller Motivated

2020 Property Tax \$219.36. Improvements include fence and windmill. Seller shall retain all mineral interest owned. Stock well permits 7843 and 33329. Well permit 7843 is not functioning and may be dry. Possession immediate upon closing.

From Strasburg, 14 miles north on Strasburg Road to 136 Ave. 1 mile east on 136 Ave to Headlight Road. 3 miles north on Headlight Road to 160th Ave. 1 mile east on 160th Ave to NW corner of property.

W2 W2 and E2 NW4 Section 12, Township 1 South, Range 62 West of the 6th P.M., Adams County.

0320 The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.



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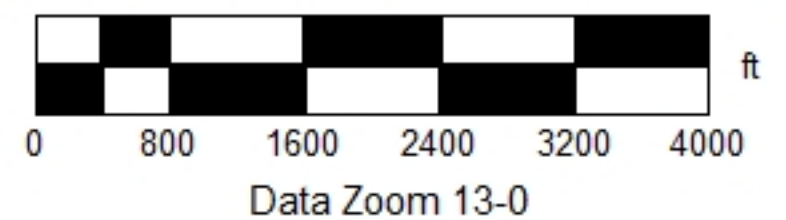
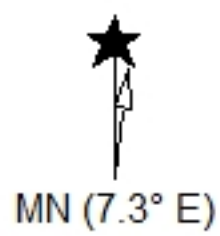


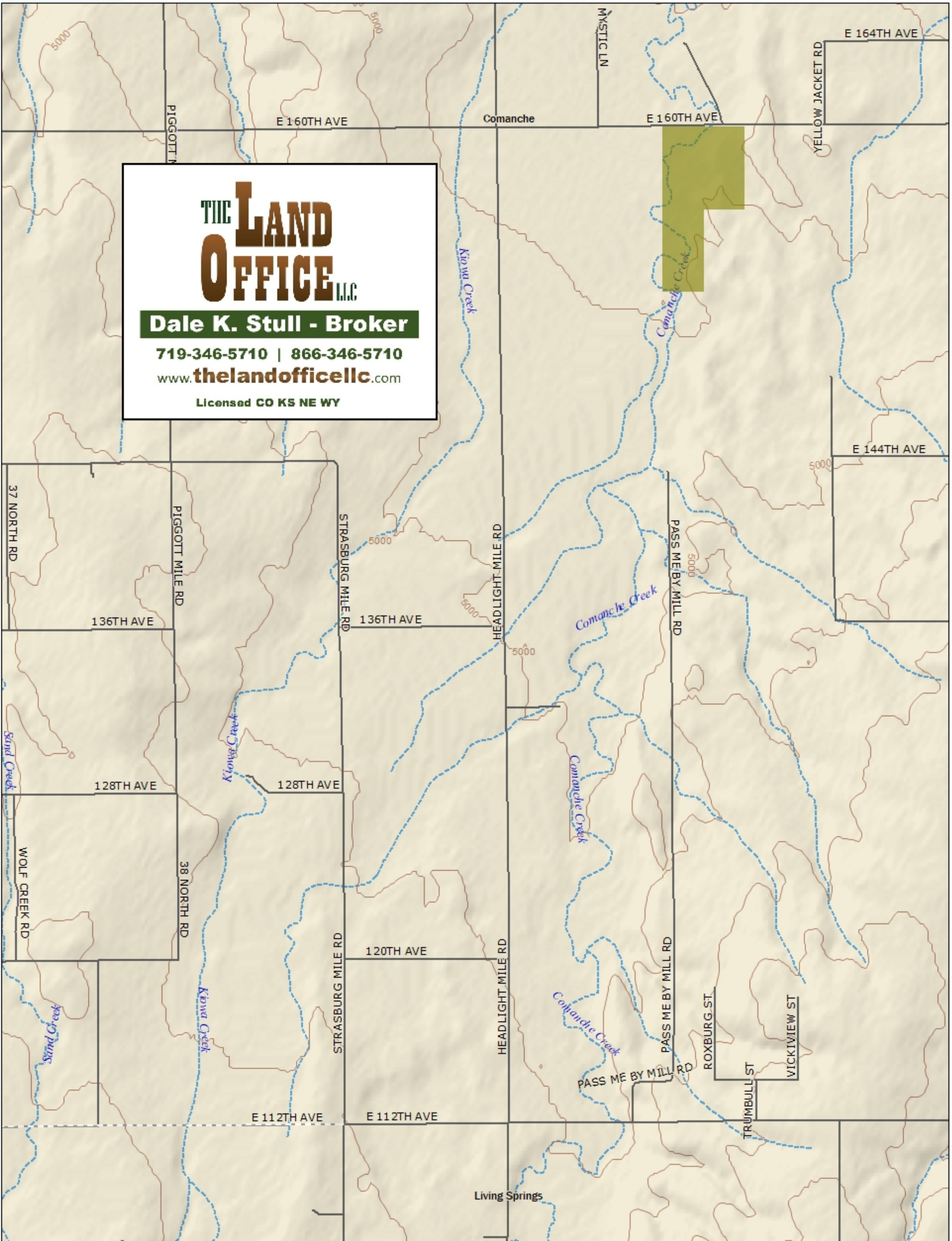
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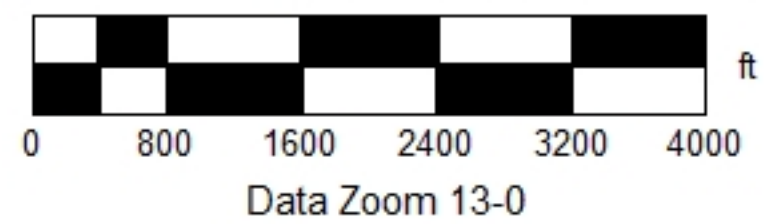
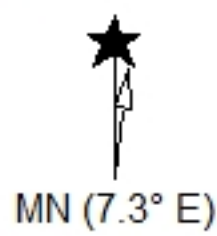
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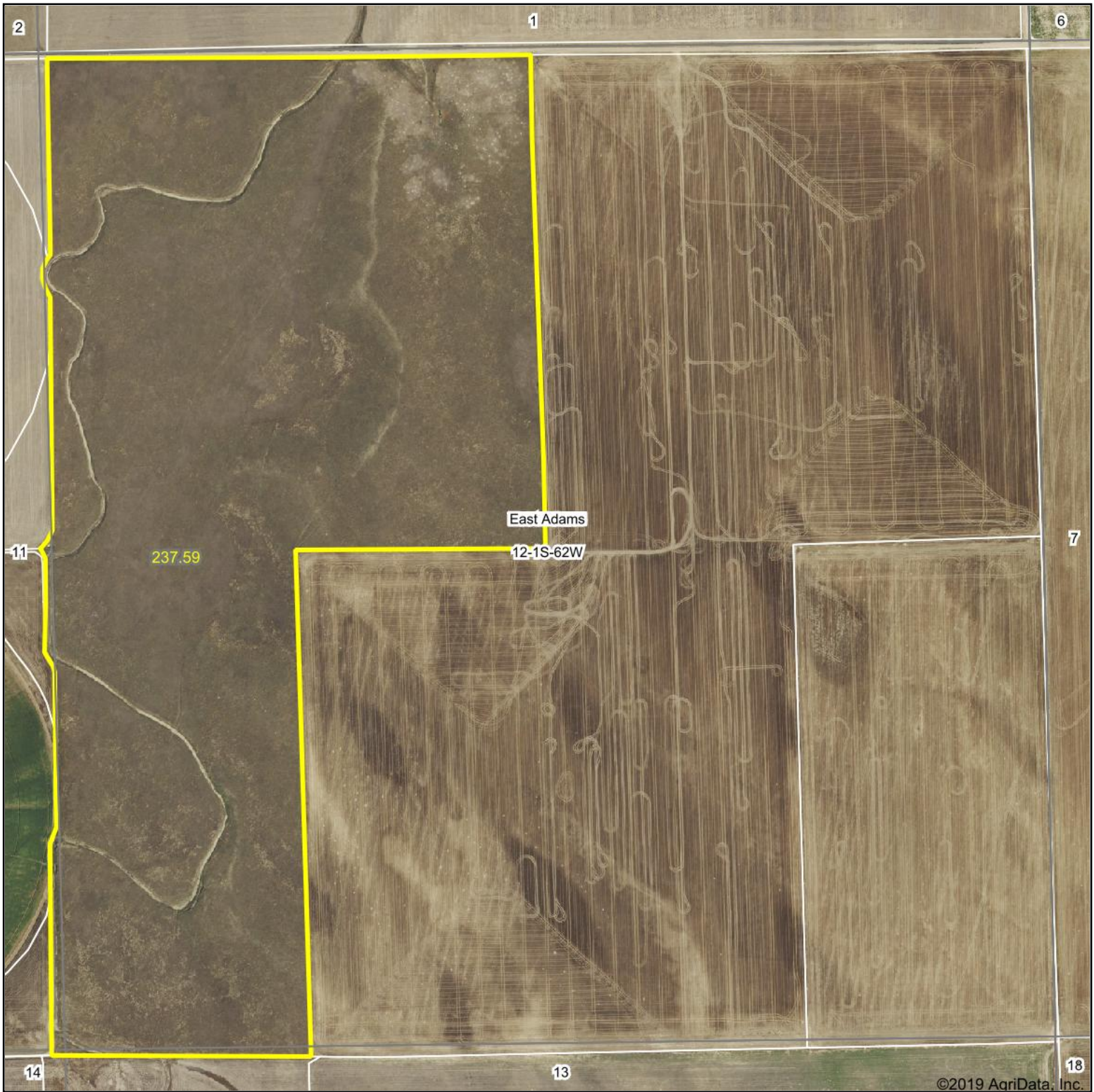
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Aerial Map



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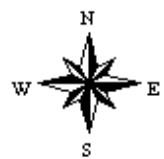
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Map Center: 39° 58' 41.14, -104° 16' 24.98

12-1S-62W
Adams County
Colorado

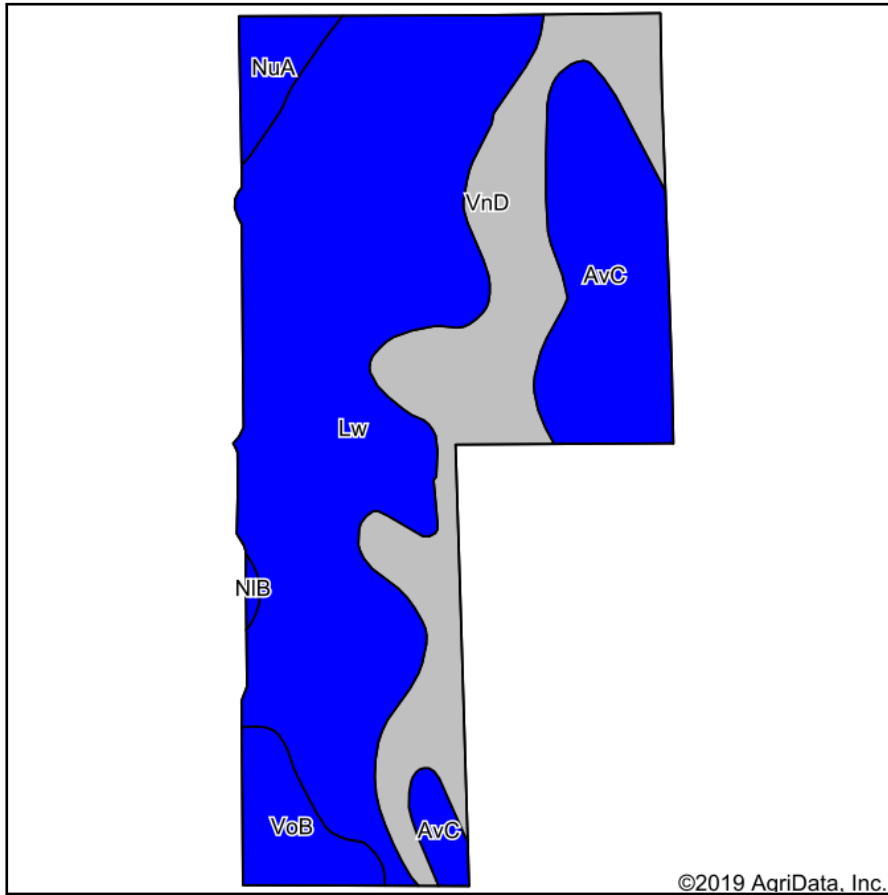
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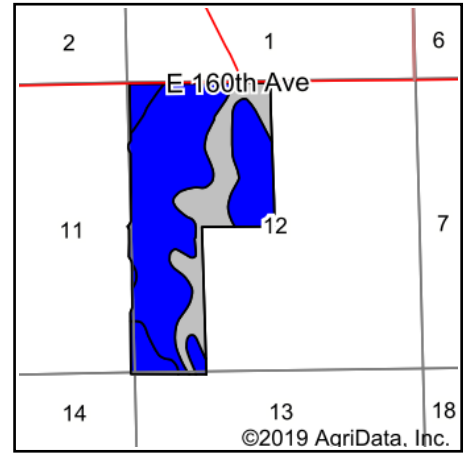
5/20/2020

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Adams**
 Location: **12-1S-62W**
 Township: **East Adams**
 Acres: **237.59**
 Date: **5/20/2020**

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Area Symbol: CO001, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Wheat Irrigated	Wheat	*n NCCPI Soybeans
Lw	Loamy alluvial land, moderately wet	122.99	51.8%		IVw	IIIw	145	55		0
VnD	Vona loamy sand, 3 to 9 percent slopes	57.59	24.2%		VIe	VIe				20
AvC	Ascalon-Vona sandy loams, 1 to 5 percent slopes	38.75	16.3%		IVe	IIIe				25
VoB	Vona sandy loam, 1 to 3 percent slopes	11.08	4.7%		IVc	IIIe	145	60	22	16
NuA	Nunn clay loam, 0 to 1 percent slopes	6.56	2.8%		IVe	IIIe				28
NIB	Nunn loam, 1 to 3 percent slopes	0.62	0.3%		IVe	IIIe				35
Weighted Average							81.8	31.3	1	*n 10.5

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.