

# 1,760 +/- Acres

## DRYLAND FARM GROUND AND MINERAL RIGHTS ~ PROWERS & BACA COUNTY, COLORADO

Available in Five Tracts

### TRACT #1 – 320+/- Acres Dryland Farmground

**LEGAL ADDRESS:** W/2 of S21-T27-R41 Prowers County, CO. 320 Auction Acres.

**TAXES:** 2019 - \$635.34

**MINERALS:** Included but not producing. Believed to be 100% seller owned.

**POSSESSION:** Immediately upon signed contract and receipt of Earnest Money.

**TENANT:** None.

**SOILS:** Predominately Class III and IV Richfield, Buffalo Park-Ulysses and Colby silt loam with 0-3% slope.

**CROPS:** No growing crops. NW/4 is open. SW/4 is worked summer fallow.

#### FSA INFORMATION:

DCP Cropland – 326.86 acres

	Base Acreage	PLC Yield
Wheat	143.10	28
Grain Sorghum	165.40	25
Barley	2.30	32
Total Base Acres	310.80	

### TRACT #2 – 320+/- Acres Dryland Farmground

**LEGAL ADDRESS:** W/2 of S31-T27-R41 Prowers County, CO. 320 Auction Acres.

**TAXES:** 2019 - \$649.12

**MINERALS:** Included but not producing. Believed to be 100% seller owned.

**POSSESSION:** Immediately upon signed contract and receipt of Earnest Money.

**TENANT:** None.

**SOILS:** Predominately Class III and IV Goshen, Buffalo Park-Ulysses, Colby and Richfield silt loam with 0-3% slope.

**CROPS:** 160+/- acres of growing wheat. SW/4 is 2019 milo stalks. SE/4 is 2019 Fall-planted wheat. **Buyer shall receive the entire growing crop with no expenses.**

#### FSA INFORMATION:

DCP Cropland – 315.52 Acres

	Base Acreage	PLC Yield
Wheat	138.10	28
Grain Sorghum	159.7	25
Barley	2.20	32
Total Base Acres	300.00	

### TRACT #3 – 720+/- Acres Dryland Farmground

**LEGAL ADDRESS:** N/2 and SE/4 of S32-T27-41 & NW/4 of S33-T27-R41 Prowers County, CO & N/2 of NE/4 Lots 1&2 in S5-T27-R41 Baca County, CO. 720 Auction Acres.

**TAXES:** 2019 - \$1,507.90

**MINERALS:** Included but not producing. Believed to be 100% seller owned.

**POSSESSION:** Immediately upon signed contract and receipt of Earnest Money.

**TENANT:** None.

**SOILS:** Predominately Class III and IV Goshen, Richfield and Colby silt loam with 0-3% slope.

**CROPS:** No growing crops. NW/4 and SE/4 are worked 2019 milo stalks. NE/4 is worked milo stalks and worked summer fallow. N/2 of NE is worked milo stalks.

#### FSA INFORMATION:

DCP Cropland – 704.42

	Base Acreage	PLC Yield
Wheat	308.40	28
Grain Sorghum	356.50	25
Barley	4.8	32
Total Base Acres	669.70	

### TRACT #4 – 320+/- Acres Dryland Farmground

**LEGAL ADDRESS:** W/2 of SE/4 Lots 3&4 in S28-T27-R41 and W/2 SE/4 Lots 1&2 in S33-T27-R41 and W/2 NE/4 Lots 3&4 S33-T27-R41 Prowers County, CO & W/2 NE/4 Lots 1&4 Baca County, CO. 320 Auction

**TAXES:** 2019 - \$582.01

**MINERALS:** Included but not producing. Believed to be 100% seller owned.

**POSSESSION:** Immediately upon signed contract and receipt of Earnest Money.

**TENANT:** None.

**SOILS:** Predominately Class III and IV Richfield and Goshen silt loam with 0-3% slope.

**CROPS:** No growing crops. Worked summer fallow and milo stalks.

#### FSA INFORMATION:

DCP Cropland – 313.11 Acres

	Base Acreage	PLC Yield
Wheat	271	28
Grain Sorghum	38.60	25
Barley	.50	32
Total Base Acres	310.10	

### TRACT #5 – 80 Acre Mineral Interest

**LEGAL ADDRESS:** 1/2 Mineral Interest to and in N/2 of NE/4 Lots 1&2 Baca County, CO. 80 Auction Acres.

**TAXES:** 2019 - \$13.12

**MINERALS:** Believed to be 50% seller owned.

**POSSESSION:** Immediately upon Closing.

BIDDING WILL NOT END PRIOR TO  
**MAY 12, 2020**



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