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Goodman
REALTY CO., INC.
THE COLORADO WEST
AKRON, CO 80720

FARMS • RANCHES • CITY PROPERTY
www.goodmanrealtyco.com

**117.26 Acres
FARMLAND
Expired CRP**

**List Price
\$152,500.00**

LOCATION: -Approximately 5 1/2 miles West of Cope, Co in NE 1/4 of section 34
-T45R50W

ACRES: -117.26 Acres more or less.

GRAIN BASE: -24.4 Acre Wheat base @ 29 bu./Acre yield
-31.8 Acre Corn base @ 32 bu/Acre yield

SOILS: -Primarily good Weld Silt loam class 3c, with a little bit of Wages Ascalon loam class 3e.

TOPOGRAPHY: -Relatively level to slight gentle rol.

POSSESSION: -Day of closing.

MINERALS: -Seller reserves 1/2 of minerals presently owned for 10 years or so long as any production exists.

LIST PRICE: -\$152,500.00

TERMS: -Cash or New Loan

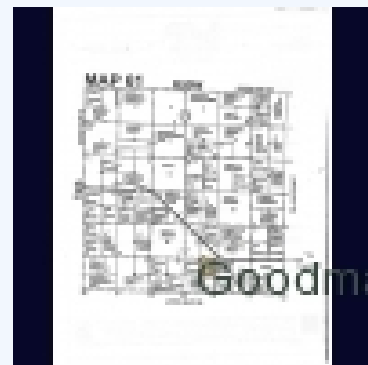
OTHER DATA: - Excellent CRP grass- Excellent cropland if broken out and farmed.

NOTICE TO PROSPECTIVE PURCHASERS: The information contained herein is deemed to come from reliable sources and we have no reason to doubt its accuracy, however, this information is not guaranteed nor warranted. Goodman Realty Co., Inc. and the seller assume no responsibility for the accuracy, omissions, corrections, withdrawals, or prior sales. The Prospective Purchaser should verify all information contained herein. Goodman Realty Co., Inc. and its broker associates are acting as a Transaction Broker in the sale of this property.

REALTOR

EQUAL HOUSING OPPORTUNITY

Goodman Realty Company, Inc.



T45R50W, Cope, Colorado, 80812

Approximately 5 1/2 miles West of Cope, CO in NE 1/4 of section 34. 117.26 Acres more or less. Expired CRP farmland, lays good.

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LAND INFORMATION:

BUILDING INFORMATION:

Year Built	: 0
Year Remodeled	: 0
Number of Floors	:
Floor area (Lower)	: 0
Floor area (Main Level)	: 0
Floor area (Upper)	: 0
Floor area (Total)	: 0

CONVENIENCE: