

1.920 ACRES GRASSLAND 25 MILES NE OF BYERS CO



ADDRESS: 97240 E 96th Avenue, Fort Margan CO 80701 From Shamrock CO go 1 mile S on Shamrock Mile Rd and 1 & 1/2 mile West to entrance (tire on post and Colorado Land Realty sign).

LOCATION: From Byers CO go North on US Hwy 36 1&1/2 miles and follow Hwy 36 as curves East then continue East for another 11 miles to Hanks Crossing Rd then go North 9 miles to 96th Ave then go East 8 miles to the Property entrance on the South side. Watch for tire on post and Colorado Land Realty sign.

LEGAL: All of Sections 22, 23, and 27, Township 2 South, Range 58 West of the 6th PM County of Adams.

ACREAGE: 1.920 +/- Total Acres (per Adams County Assessor) there is no current survey of the Property. 1,413.10 acres is enrolled into the Conservation Reserve Program (CRP), 295 +/- acres is fenced for pasture and 212 +/- acres in the creek bottom is cut for hay..

IMPROVEMENTS: 40' x 70' round top quonset with cement floor. 2-10,000 bushel grain bins with cement cones and all material for erecting a third 10,000 bushel bin stored in the quonset.

PRICE: \$1,740,000 or \$906 per acre. No owner carry. Potential Seller financing depending upon terms.

CRP INCOME: Property is enrolled in the Conservation Reserve Program expiring 9/30/2030. Owner is receiving \$20,306.00 annual cash rent however it could be withdrawn for farming or grazing by paying a penalty of approximately \$26,000.00.

PASTURE RENT: Owner has historically leased the 295 acres grass and 212 acres creek bottom for approx. \$4,000 per year depending on rainfall however it is not leased this year due to the extreme drought conditions.

WIND INCOME: The Property is leased to NextEra Energy for a period of 8 years for the potential of commercial wind towers at an annual lease payment year 1-5 is \$3.00/acre or \$5,760 and years 6-8 is \$5.00/acre or \$9,600.00 per year. If developed, potentially one tower per 160+/- acres paying \$15,000 per year. Development of the project would allow for the CRP program, farming or grazing to continue.

WATER: Stock well 289177 located in the NW1/4 SW1/4 of Section 22 drilled in August of 2014 is 40 feet deep and producing good stock water. Additional wells would run about \$15,000 per well.

MINERALS: Property includes minerals if full price offer, otherwise minerals are negotiable.

TAXES: 2021 taxes are \$4,738 or \$2.47 per acre.

NOTE: The information contained herein is reliable but not guaranteed by Seller or Broker. This offer is Subject to error, prior sale or withdrawal. Broker is a Transaction (neutral) Broker.