

1,875 ACRES GRASSLAND 25 MILES NE OF BYERS CO 29 MILES S OF FORT MORGAN—\$43,000 ANNUAL INCOME



ADDRESS: 97240 E 96th Avenue, Fort Margan CO 80701.

GOOGLE: <https://maps.app.goo.gl/ZmCArbmfuQQChyFUA>

LOCATION: From Shamrock CO go 1 mile S on Shamrock Mile Rd and 1 & 1/2 mile West to entrance and Colorado Land Realty sign). 25 miles NE of Byers and 29 miles S of Fort Morgan.

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: 1.875.57 +/- 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: Complete perimeter fence (3 miles new) and cross fence around pasture portion. 1 older and 1 new domestic / stock well. 40' x 70' round top quonset with cement floor. 2-10,000 bushel grain bins with cement cones.

PRICE: \$1,970,000 or \$1,050 per acre. No owner carry. Potential private financing depending upon terms.

CRP INCOME: Property is enrolled in the Conservation Reserve Program (expiring 9/30/2030) paying \$20,306.00 annually rent however it could be withdrawn for farming or grazing by paying a

PASTURE & Pasture & Hunting Lease Rent: Annual cash lease rent of \$13,305.00 consisting of grazing lease rent of \$13.00 per acre on 295 acres and hunting cash lease rent of \$5.00 per acre on 1,894 acres.

WIND RENT: The Property is leased to NextEra Energy thru 9/21/30 for the potential of commercial wind tower at an annual lease payment of \$5,760 thru 2027 increasing to \$9,600.00 per year thru 2030. 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 NW4SW4 of section 22 drilled in August of 2014 is 40 feet deep and producing good stock water. Domestic /stock well 335857 in NE4NE4 of Section 22 drilled September of 2024 is 40 feet deep test pumped 10 gpm.

MINERALS: Property includes 100% minerals on section 22 pending on offer.

TAXES: 2025 taxes are \$4,507 or \$2.40 per acre.

NOTE: The information contained herein is reliable but not guaranteed by Seller or Broker. Broker is a Transaction (neutral) Broker.