

LAND FOR SALE >

BUCHHOLZ DRYLAND

SEDGWICK COUNTY, CO >> 594.5± TOTAL ACRES



Listing #202126

DRY CROPLAND // OFFERED IN FOUR PARCELS



For More Information, Contact:

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PROPERTY DETAILS

OVERVIEW:

Four parcels of Sedgwick County, CO dryland 10-12± mi south of Julesburg. Productive soils and nearly level terrain with easy access just off Highway 385.

LEGAL DESCRIPTION:

Parcel #1 - SW1/4 of Section 24, T10N, R44W, Sedgwick County, CO
Parcel #2 - NW1/4 of Section 25, T10N, R44W, Sedgwick County, CO
Parcel #3 - NE1/4 of Section 35, T10N, R44W, Sedgwick County, CO
Parcel #4 - S1/2SE1/4 of Section 13, T10N, R44W, Sedgwick County, CO

ACREAGE:

Parcel #1 - 164.51± Acres Dryland // **Parcel #2** - 166.85± Acres Dryland
Parcel #3 - 180.17± Acres Dryland // **Parcel #4** - 82.96± Acres Dryland

FSA INFORMATION:

Parcel #1 - 84.55 ac Wheat base w/ 36 bu PLC yield; 20.57 ac Corn base w/ 136 bu PLC yield.
Parcel #2 - 90.08 ac Wheat base w/ 36 bu PLC yield; 15.79 ac Corn base w/ 136 bu PLC yield.
Parcel #3 - 92.46 ac Wheat base w/ 36 bu PLC yield; 22.06 ac Corn base w/ 136 bu PLC yield.
Parcel #4 - 43.29 ac Wheat base w/ 36 bu PLC yield; 7.85 ac Corn base w/ 136 bu PLC yield.

GROWING CROPS:

Parcel #1 - 83.30± in wheat stubble; 81.21± in fallow
Parcel #2 - 40.20± in wheat stubble; 126.65± ac in fallow
Parcel #3 - 90.10± in wheat stubble; 90.07± ac in fallow
Parcel #4 - 82.96± in corn to be harvested Fall 2020

MINERAL RIGHTS:

Seller to convey all OWNED mineral rights.

POSSESSION:

Parcels #1-3 are subject to a crop-share lease for 2021; possession of Parcel #4 upon 2020 corn harvest or closing, whichever is later.

R/E TAXES:

Seller to pay 2020 R/E taxes due in 2021; Buyer(s) to pay 2021 R/E taxes and thereafter.
Estimated 2020 taxes: **Parcel #1** - \$602.68 // **Parcel #2** - \$578.20 // **Parcel #3** - \$655.78 // **Parcel #4** - \$297.16

ASKING PRICES:

Parcel #1 - \$263,000 // **Parcel #2** - \$266,000
Parcel #3 - \$288,000 // **Parcel #4** - \$148,000

TERMS:

Good funds at closing.

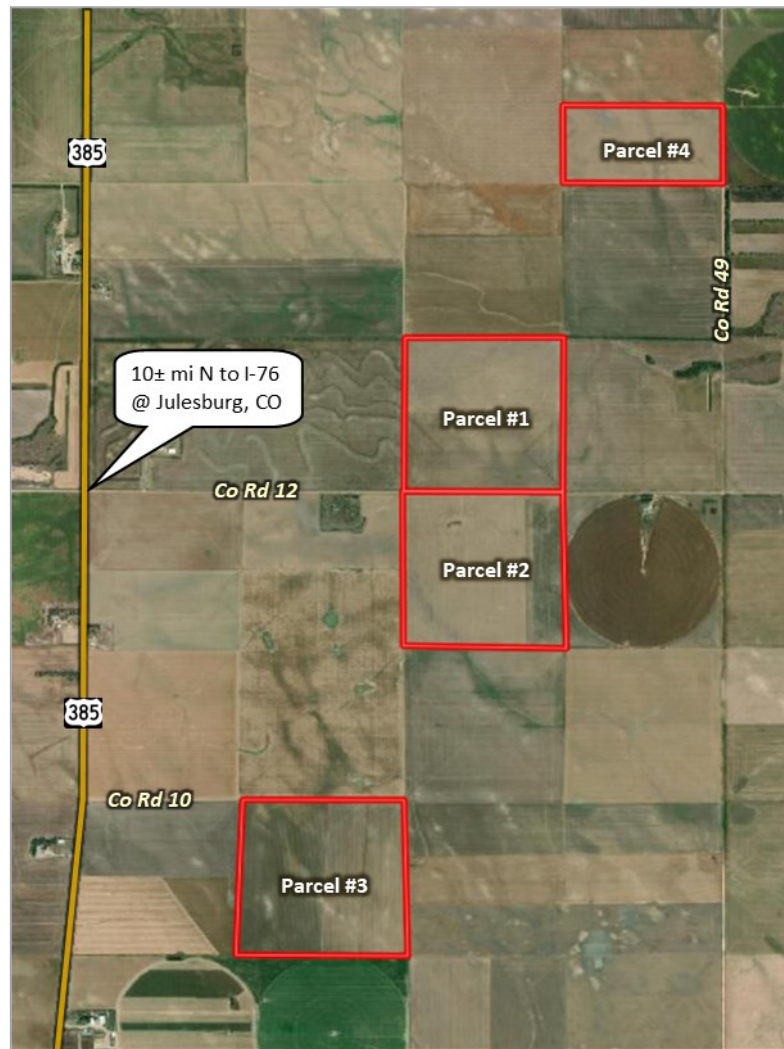


PROPERTY MAPS

LOCATION MAP:



AERIAL MAP:



NOTICE TO PROSPECTIVE BUYER

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