

# Paoli Dryland Quarter

160± TOTAL ACRES | PHILLIPS COUNTY, CO

New Listing



**For More Information, Contact:**

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**Overview:** Dryland quarter 1± northwest of Paoli, CO. All tillable acres are currently planted to millet; Seller reserves landlord share of crop. Primarily Class IIc & IVs Soils

Seller to convey all OWNED mineral rights

**Legal Description:** SW1/4 27, T8N, R46W

**Acreage:** 160.0± total acres; 158.7± ac dryland planted to millet

**FSA Info:** 51.8 ac wheat base @ 39 bu PLC yield  
51.8 ac corn base @ 94 bu PLC yield

**RE Taxes:** \$916.20± (2023)

**Possession:** Fall possession available after millet harvest

**Asking Price:** \$350,000



**Office:** 970.522.7770  
**Toll Free:** 800.748.2589

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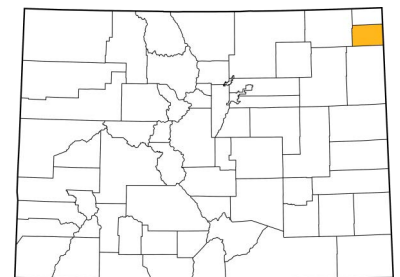


# Paoli Dryland Quarter

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## 160± Total Acres

Productive dryland quarter  
1± mile northwest of Paoli,  
CO just north of Highway 6  
in Phillips County.

