

FOR SALE

320 ACRES EXPIRING CRP CROPLAND

WELD COUNTY, COLORADO

LOCATION: From the intersection of Hwys 14 and 71 in Stoneham, go 13 miles North to Road 112, and 4½ miles East to the NW corner of the property. **SIGNS ARE POSTED!**

CRP INFO: The current CRP contract expires on 9/30/11. The Seller will retain 100% of the 2011 CRP payment.

FSA INFORMATION: Cropland acres - 321.7

	Base Acres	DCP Yld
Wheat	172.9*	24
Barley	14.4*	34

*These base acres will return after the CRP contract expires pursuant to information from Weld County FSA. Buyer will receive 100% of all FSA payments associated with the 2012 crop year, if any.

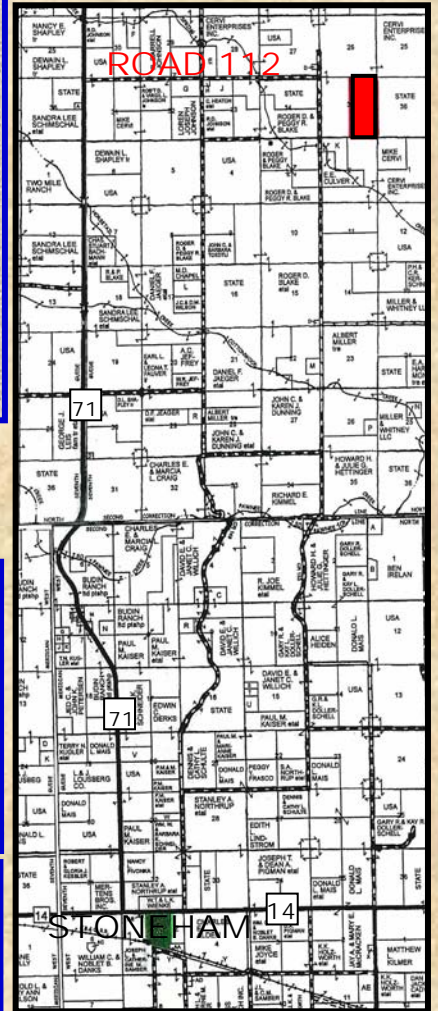
POSSESSION: Date of closing.

MINERAL RIGHTS: Mineral rights are subject to a prior reservation of record.

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be prorated to the date of closing. (2010 Taxes - \$170.95)

PRICE: \$176,000

LEGAL DESCRIPTION:
E/2 of 35-10-56



For a virtual tour visit
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FARM & RANCH REALTY, INC.

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