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FOR MORE INFO!



# LAND FOR SALE

320± Acres, Adams County, Colorado

OFFERED AT  
**\$1,500,000**

## Highlights:

- Stunning property with great views of the Rockies in a quiet and peaceful setting
- Wonderful opportunity for development or expansion of farmland portfolio with opportunity for a new build on the property with close access to electricity.
- Located 20 minutes from the Denver International Airport and 10 minutes from the town of Bennett



For additional information, please contact:  
**Matt Miller, Agent | (308) 631-9548**  
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# Property Information

## Directions to Property:

From Highway 79 in Adams County, turn west at E 112th Avenue and travel four miles west. Turn south on N Schumaker Road and travel one mile south. The property will be on the southeast corner of the intersection.

## Legal Description:

N 1/2 Section, Twp. 2S, Rge 63W of the 6th P.M., Adams County, Colorado.

## Property Description:

Don't miss out on this fantastic opportunity for a property to develop or add quality acres to your operation. Offering one tract of dryland farm ground in Adams County. This is an excellent opportunity to increase your land portfolio for development or farming operation. The farm is leased through February 28, 2026 but available for the 2026 growing season. Seller does not own mineral rights Seller will pay all 2024 real estate taxes due in 2025. All subsequent taxes will be the responsibility of the buyer.

## Farm Data:

Cropland	312.69 acres
Non-crop	<u>7.31 acres</u>
Total	329.00 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	196.1 acres	29 bushels

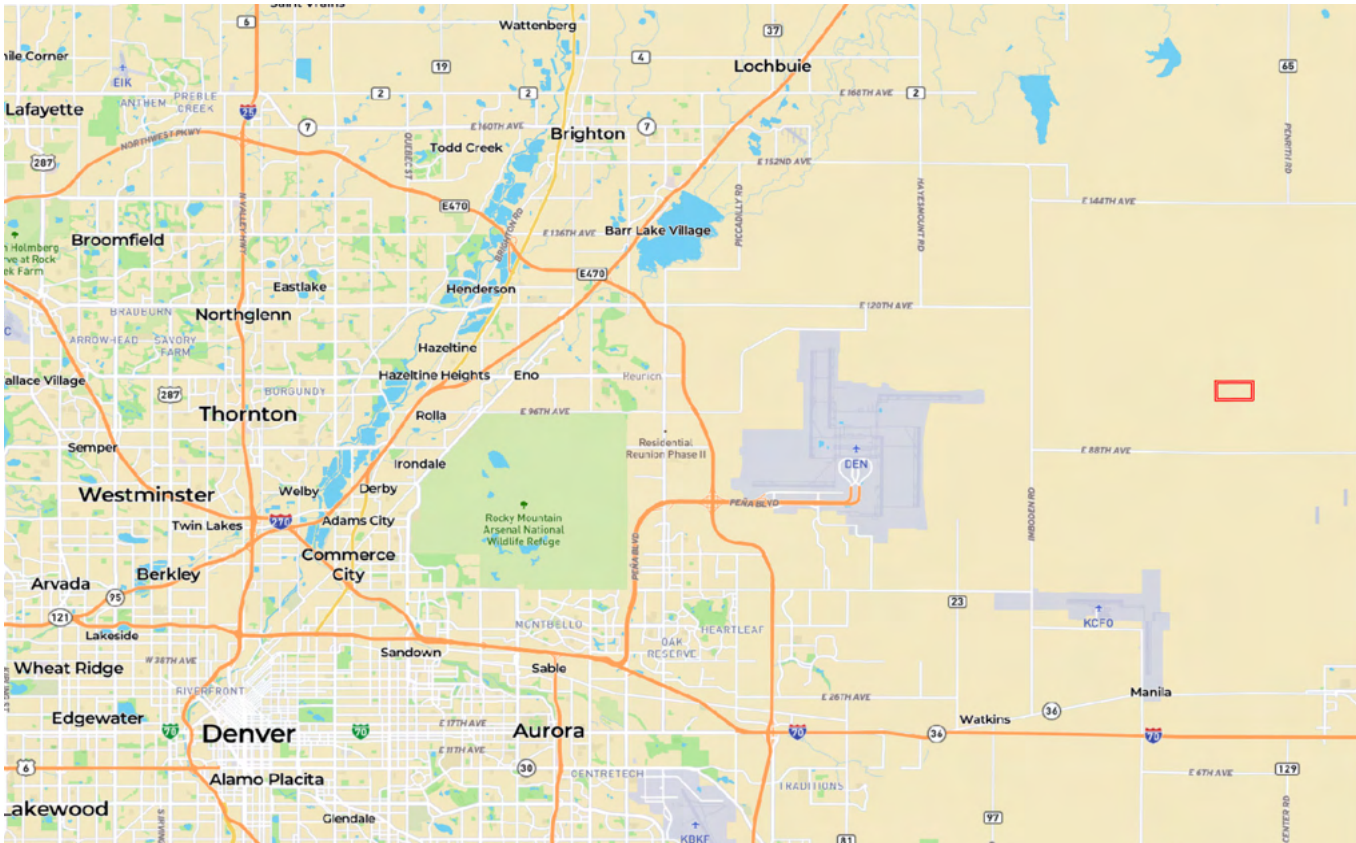
## 2024 Taxes:

\$825.98

## Price:

\$1,500,000.00

## Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WmB	Weld loam, 1 to 3 percent slopes	241.5 7	77.05	0	36	3c
AcC	Adena-Colby association, gently sloping	42.11	13.43	0	24	4e
AcD	Adena-Colby association, moderately sloping	23.32	7.44	0	23	6e
AsC	Ascalon sandy loam, 3 to 5 percent slopes	3.47	1.11	0	22	4c
Lu	Loamy alluvial land	3.03	0.97	0	-	6w
TOTALS		313.5( *)	100%	-	32.92	3.4



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**Real Estate Sales • Farm and Ranch Management • Energy Management  
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**