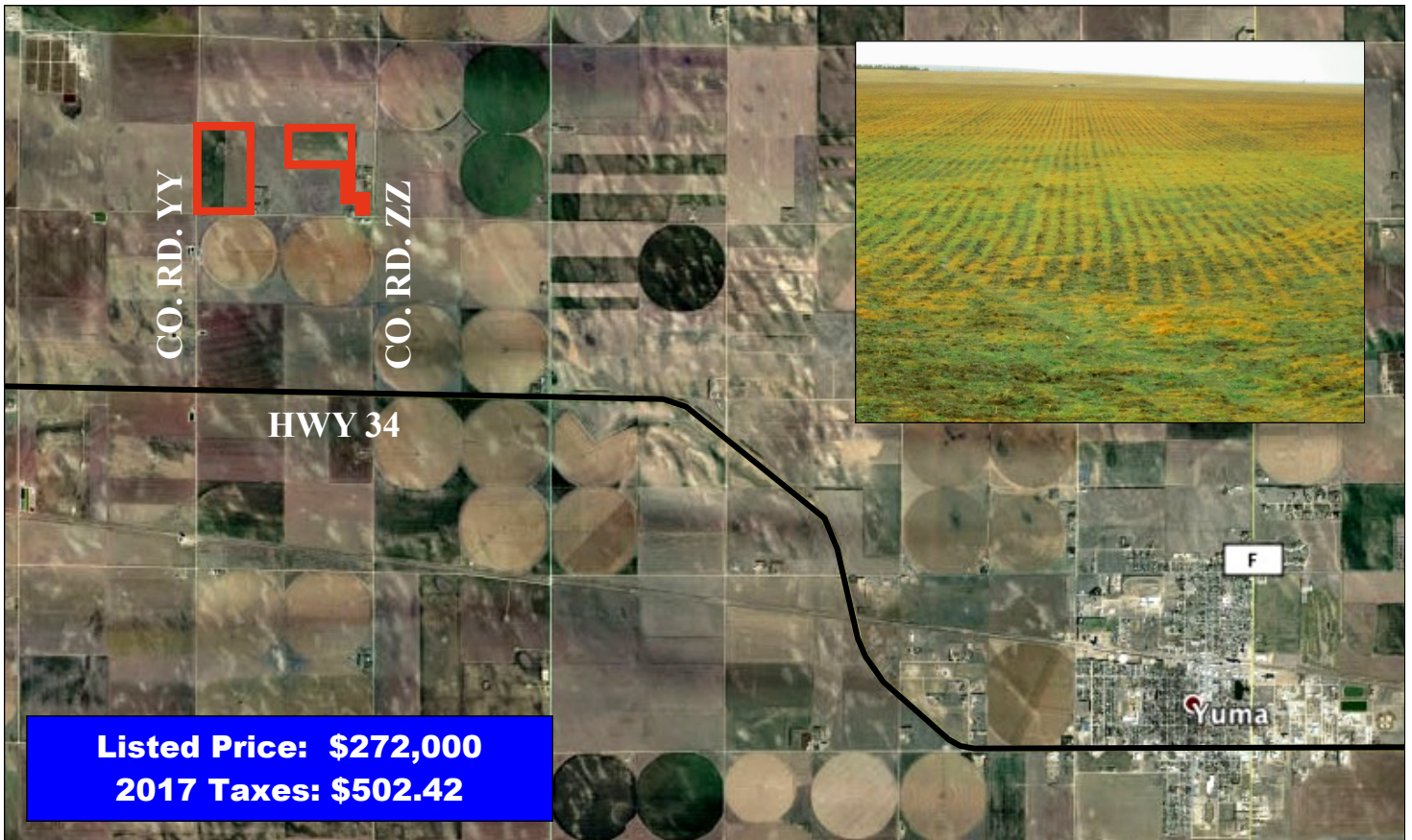


173.4± Ac. Dryland & Grass Washington County, Colorado

NICE 173.4± ACRES WASHINGTON COUNTY COLORADO LAND! This listing consists of two tracts of productive dryland farm ground and one 13.4± acre tract of grass, all located in the South 1/2 of Section 2, T2N-R49W. The dryland tracts are 100± acres and 60± acres, which lay well and have good soils. The cropland is currently cash leased for \$45/acre. CALL TODAY!



173.4± TOTAL ACRES

- ▶ Located in Section 2, T2N-R49W
SECTION 2: Tracts in the S½
- ✓ 160± Acres of Dry Farmland
 - Level with Good Soils
 - 82.3 Ac. Wheat Base
With 32 Bu. Yld.
- ✓ 13.4± Acres Grass



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