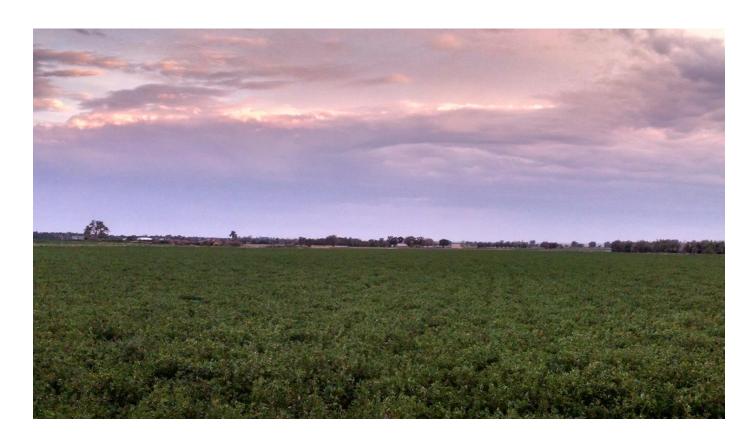
5J Farms Tract #7 Farm Ground South of M and Sheds County Lane 11 & Road G Crowley, CO 81062

\$911,000 200± Acres Crowley County







MORE INFO ONLINE:

SUMMARY

Address

County Lane 11 & Road G

City, State Zip

Crowley, CO 81062

County

Crowley County

Type

Farms

Latitude / Longitude

38.2134 / -103.8758

Acreage

200

Price

\$911,000

Property Website

https://greatplainslandcompany.com/detail/5j-farms-tract-7-farm-ground-south-of-m-and-sheds-crowley-colorado/20241







PROPERTY DESCRIPTION

Price Reduced!!!

5] Farms Tract #7 Farm Ground South of M and Sheds

Here's 200 +/- acres of good farm ground around Crowley, Colorado. This farm has 171 paired shares of Colorado Canal/Lake Meredith water on it. This is established farm ground and some of the best hay fields in the area. This farm also includes several other amenities.

Sheds

- Metal Frame with metal siding and roof 3 sided shed 50'x 100' w/20' sidewalls Can be used as either a machine or hay shed.
- Wood Frame with metal siding and roof shed 28'x 80' Sheeted on the inside with plywood and has a concrete floor; can be used for grain storage, hay storage or parking equipment.
- Wood Frame with metal siding and roof shed 24'x 60' Used for parking equipment
- Attached to side of that is a 12'x 60' area used for parking equipment.
- Wood Frame with metal siding and roof shed 24'x 60' Used for parking equipment
- Attached to side of that is a 12'x 60' area used for parking equipment.
- Attached to side of that is an enclosed area 6'x 60' that houses room to stack small equipment
- <u>- 1 1000</u> gallon diesel tank w/elec. pump
- 1 500 gallon gasoline tank w/elec. pump
- Wood Frame with metal siding and roof shed 20'x 52' w/swinging doors on both ends
- Attached to side of that shed is a 12'x 52' open ended lean to with a concrete floor
- 1000 gallon Propane tank

For more information on this amazing property or to schedule a showing please contact Kashlee @ (719) 469-7980 or kashlee@greatplains.land

MORE INFO ONLINE:

="outlin	e:

="outline:>

*This tract is a part of the 5J Farms. It is for sale but possession of the property would not be available until the majority of the other tracts are sold.

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any will be at the sole discretion of Great Plains Land Company.





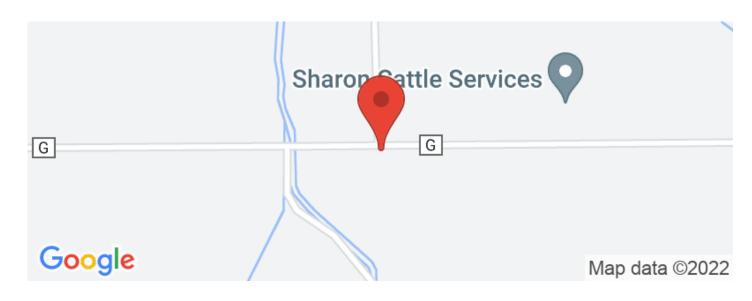






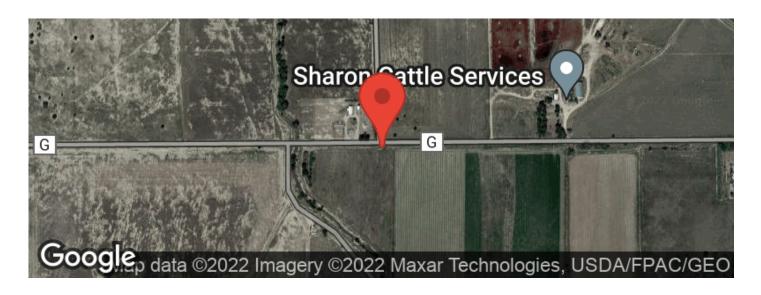


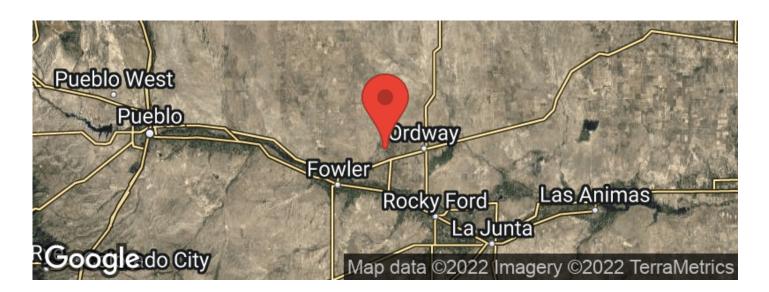
Locator Maps





Aerial Maps





LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler and Kashlee Karney

Mobile

(719) 469-7980

Office

(405) 761-4808

Email

kashlee@greatplains.land

Address

505 W. Main

City / State / Zip

Yukon, OK 73099

NOTES		

<u>NOTES</u>		

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

MORE INFO ONLINE:

Great Plains Land Company 505 W. Main St Yukon, OK 73099 (405) 255-0051 greatplainslandcompany.com