

Genoa Farm 480

480.00 Acres

Lincoln County, CO

\$720,000



HAYDEN  OUTDOORS[®]

Genoa Farm 480

TOTAL ACRES:

480.00

PRICE:

\$720,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Genoa, CO

Activities & Amenities:

ATV/Off Road
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Income Producing
State Hunting Unit: 107

Land Details

Address: County Road 35, Genoa,
Colorado 80818, USA
Closest Town: Genoa
Total Acres: 480.00
Deeded Acres: 480.00
Zoning: A
Elevation: 5280
Topography: Level to sloping
Tillable/Crop/Orchard Acres: 480
Include Business: Yes
Income Type: Farming
Estimated Taxes: \$1,224 - 2023
Source of lot size: Owner

Property Summary

480 acres of good dryland farm ground north of Genoa, Colorado. The farm would make an excellent investment.

Land

480 acres tilled dry land farm ground. This farm would make a great starter farm or one could add it to their operation. Seller will consider selling this property in parcels as well as in it's entirety.

Recreation

Where the Deer and Antelope play, the farm makes a great hunting retreat.

Agriculture

The current owners mainly farmed wheat, and feed crops. The farm would also be suitable for dryland corn, sunflowers, sorghum, proso, millet, and sudex and other crops. It's currently partly in summer fallow, partly in stubble, and partly in feed.

General Operations

The farm is owner farmed and doesn't have a tenant. Demand for farm leases are high and farmers plentiful, and it wouldn't be difficult to find a new tenant.

Region & Climate

The area averages 16 inches of precipitation annually. Winters are mild and summers warm. This area has over 300 days of sunshine annually.



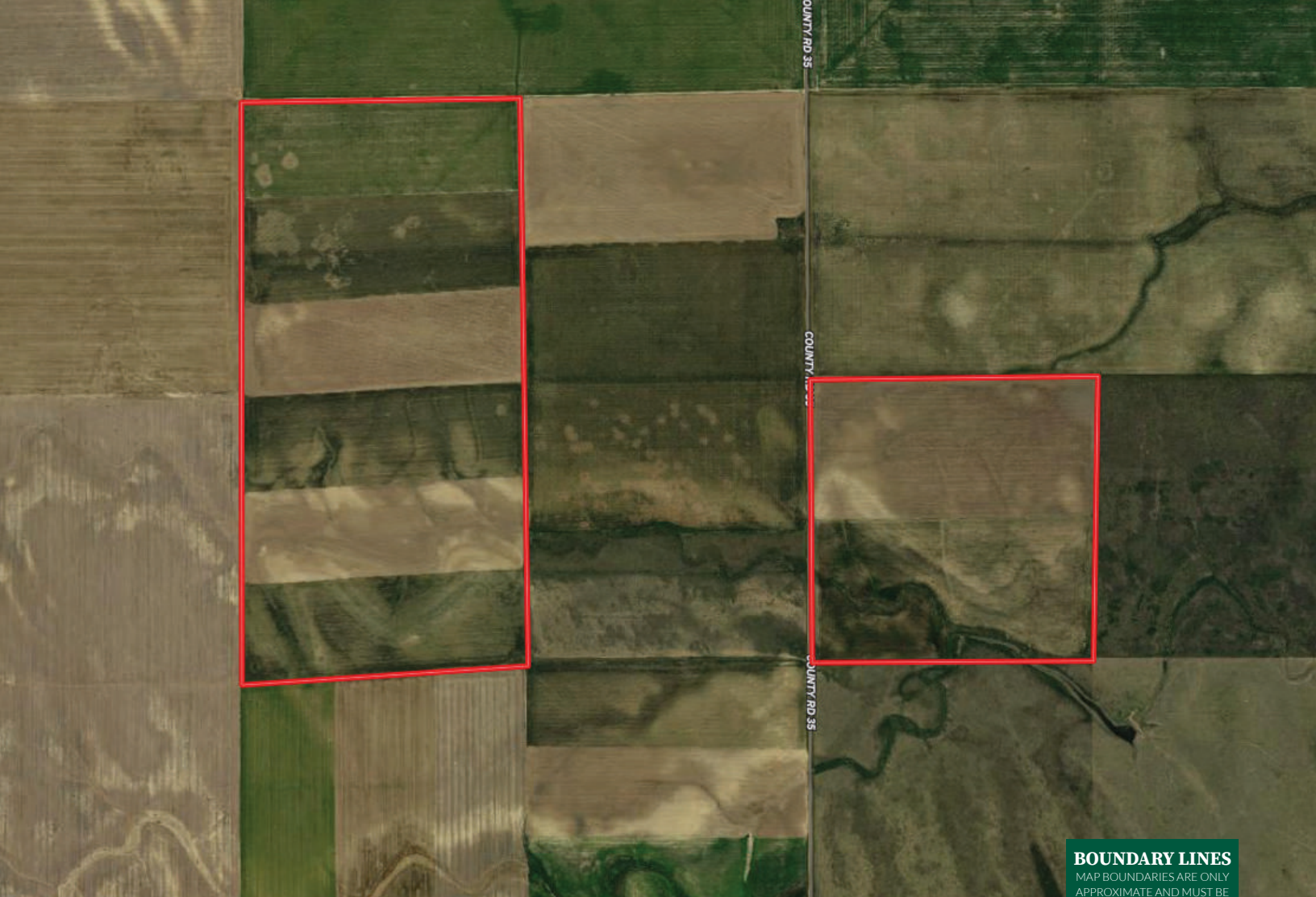


Location

Located 19 miles north of Genoa in Lincoln County Colorado. This dryland farm is located in an area of large dryland farms and ranches in eastern Colorado. The farm is 31 miles from Limon Colorado. Limon has a grocery store, hotels, gas stations, parts, tire shops, restaurants, fast food and churches.

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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Jim Digby

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