

Genoa Farm 320

320.00 Acres | Lincoln County, CO | \$512,000



HAYDEN  OUTDOORS.

Genoa Farm 320

TOTAL ACRES:

320.00

PRICE:

\$512,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Genoa, CO

Activities & Amenities:

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

Land Details:

Address: County Road 33, Genoa,
Colorado 80818, USA
Closest Town: Genoa
Total Acres: 320.00
Deeded Acres: 320.00
Zoning: A
Elevation: 5400
Topography: Level
Vegetation: Crop
Tillable/Crop/Orchard Acres: 320
Include Business?: Yes
Income Type: Farming
Estimated Taxes: \$936.6 - 2024
Source of lot size: Assessor/Tax Data

About This Property

320 acres of excellent level dry land crop land near Genoa, Colorado. This tract is productive and has excellent access. An excellent investment for farming or recreation.

Land

Mostly level farm with great access, north of Genoa. The land has county road access on 3 sides. The farm consists of Class 3 Weld Silt Loam and class 4 Fort Collins-Platner Loam soils.

Recreation

Hunting opportunity includes Mule Deer, Antelope, Coyote and Fox, in addition to small game and birds. The property would make an awesome recreational getaway.

Agriculture

One third of the farm is in growing millet, one third in wheat stubble, and one third is summer fallow ready for your fall planting. With a quick closing, if before harvest, the seller would give up the millet crop to the buyer. There is also baled wheat hay in the field that is negotiable. The farm is cropped in a feed, wheat, summer fallow rotation.





Region & Climate

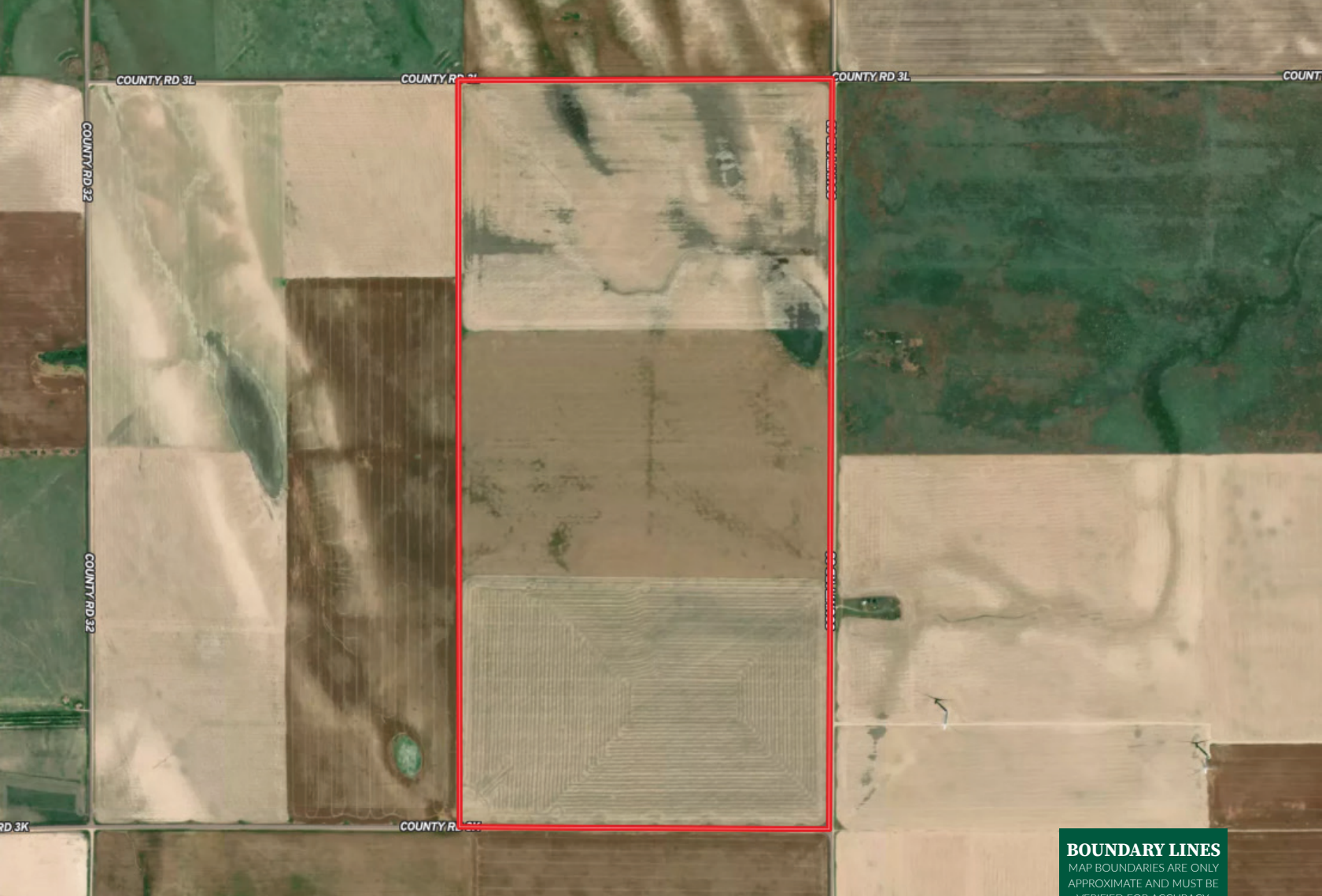
The area receives about 16 inches of annual precipitation and over 250 days of sunshine. The area is known for its abundance of large High Plains dry land farms. The farm is ideal for expanding your current farm, or getting a start, or investment in an investment grade farm with plenty of area tenant farmers available.

Location

Genoa is located east of Limon Colorado along I-70 and is a dry land farm area with productive farms and local farm services. There are plenty of grain elevators and grain buyers in the area. Limon Colorado is located 12 miles west on I-70 and offers restaurants, groceries, fuel, farm stores, hotels and various services. Denver International and the Denver metro area are 96 miles west of Genoa.

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

 Boundary



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