

13955 Lanewood St, Brighton, CO

Pivot Irrigated with Improvements

Exclusively Listed by The Land Office LLC

\$2,950,000.00

2025 Property Tax: \$4,283.42. Assessed acres 144.026.
 Improvements: 1-story 1360 sq ft ranch house, 3 bedrooms, 1 bath, and a partial basement. Other buildings include a Quonset, 4 cattle sheds, 3 farm utility buildings, and a titled 1960 mobile home.
 Reinke 8-tower sprinkler new in 2020, 2 irrigation wells, (only one well to the pivot), 2 electric submersible pumps; and all other related irrigation equipment. Irrigation permits 6532-R (pumping 400.8 GPM per July 2025 test) and 6533-R (pumping 385.0 per April 2025 test). Domestic well permit 154268.
 Possession of farm acres immediate upon closing and delivery of deed. Possession of residence & outbuildings, 6 months following closing. Seller's mineral interest, if any, shall transfer to Buyer.

Legal:
 Part of the SW4 Section 23, Township 1 South, Range 65 West of the 6th P.M., Adams County, Colorado

Directions: From Brighton I76 and E 152nd, east on E 152nd 6 1/2 miles to Lanewood St. South on Lanewood St 1/4 mile to northeast corner of the property.



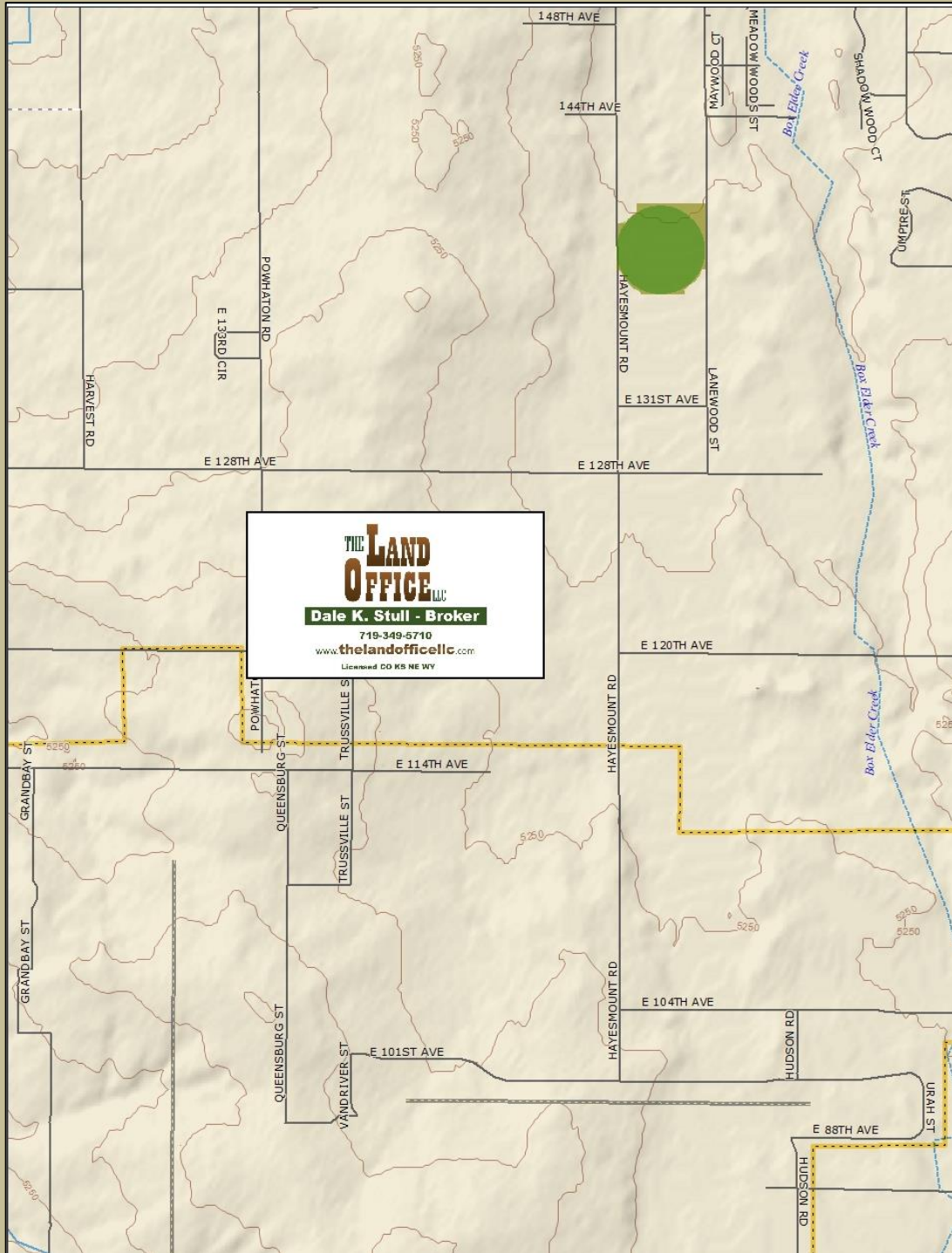
FSA		Farmland Acres	Cropland Acres	Wheat	PLC Yield
Tract	Farm				
7132	3840	143.01	127.43	12.4	32

Note: The total cropland acres (127.43) include 6.66 acres that are located in a tract in the SE corner of the SW quarter. Some of these acres are not a part of this sale. FSA will make the final determination.

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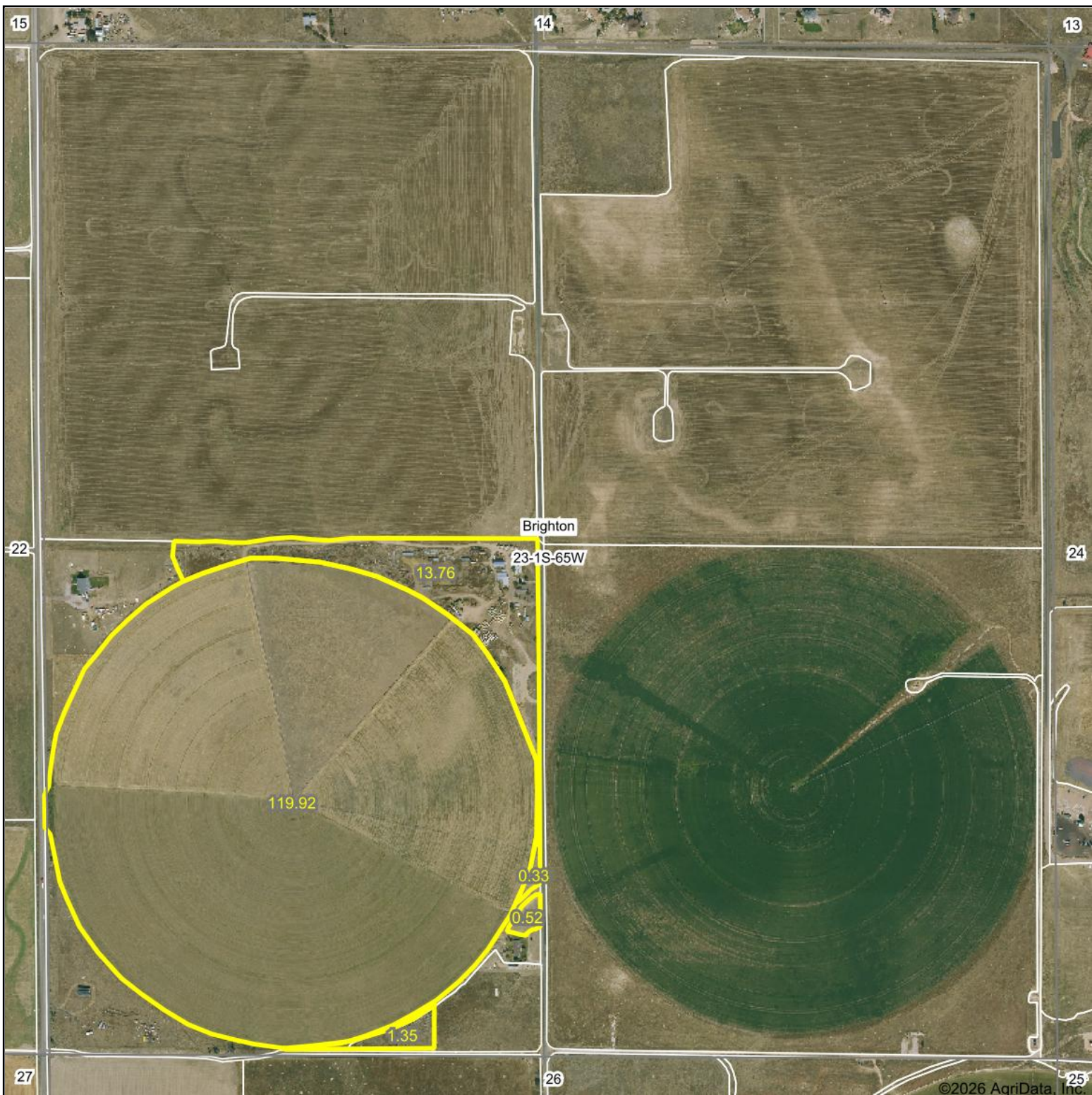
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Aerial Map



Boundary Center: 39° 56' 48.1, -104° 38' 9.02



THE LAND OFFICE LLC

23-1S-65W
Adams County
Colorado

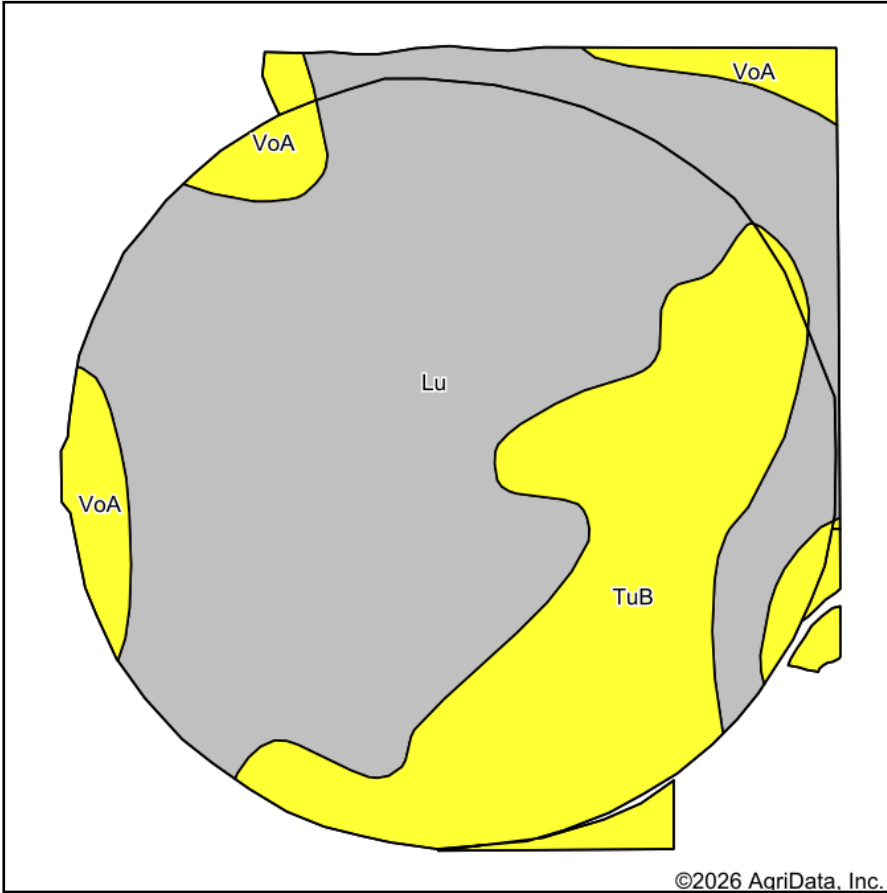


Maps Provided By:
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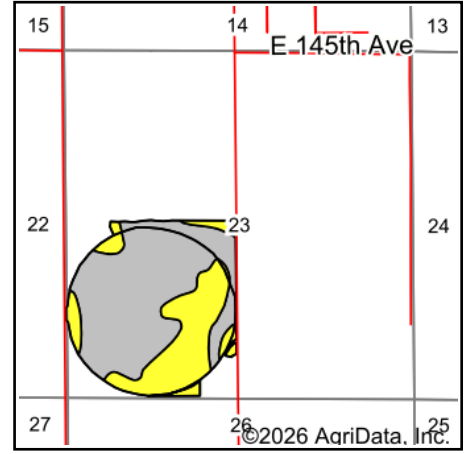
4/15/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Adams**
 Location: **23-1S-65W**
 Township: **Brighton**
 Acres: **135.88**
 Date: **4/15/2026**



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Area Symbol: CO001, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
Lu	Loamy alluvial land	90.30	66.5%		VIw	IIw			
TuB	Truckton sandy loam, 0 to 3 percent slopes	37.24	27.4%		IVe	IIIe			17
VoA	Vona sandy loam, 0 to 1 percent slopes	8.34	6.1%		IVc	IIc	135	55	17
Weighted Average					5.33	2.27	8.3	3.4	*n 5.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method