

# 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 with 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 6<sup>th</sup> 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.



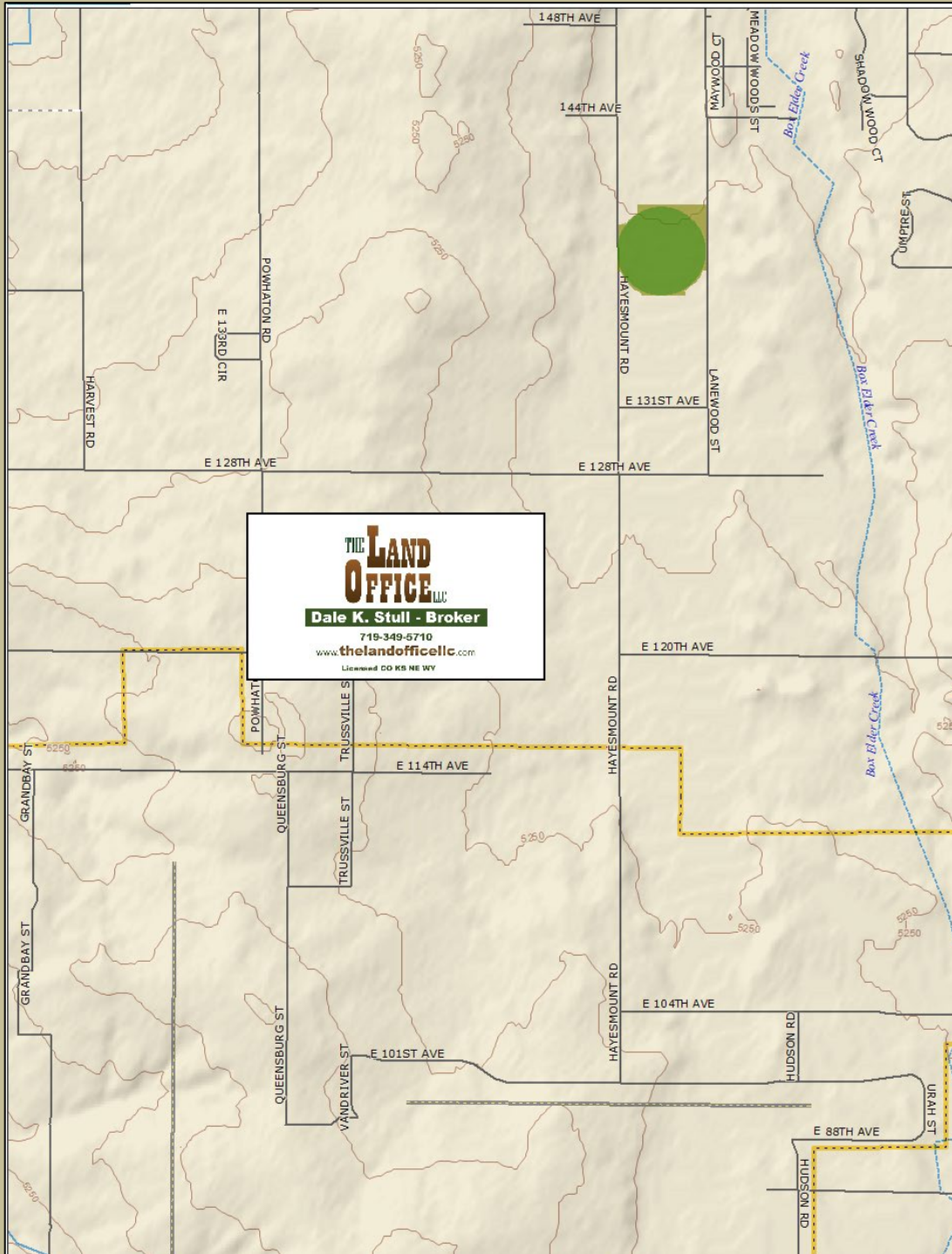
FSA		Farmland Acres	Cropland Acres	Wheat	PLC Yield
Tract	Farm				
7132	3840	143.01	127.43	12.4	32

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.

0379 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*

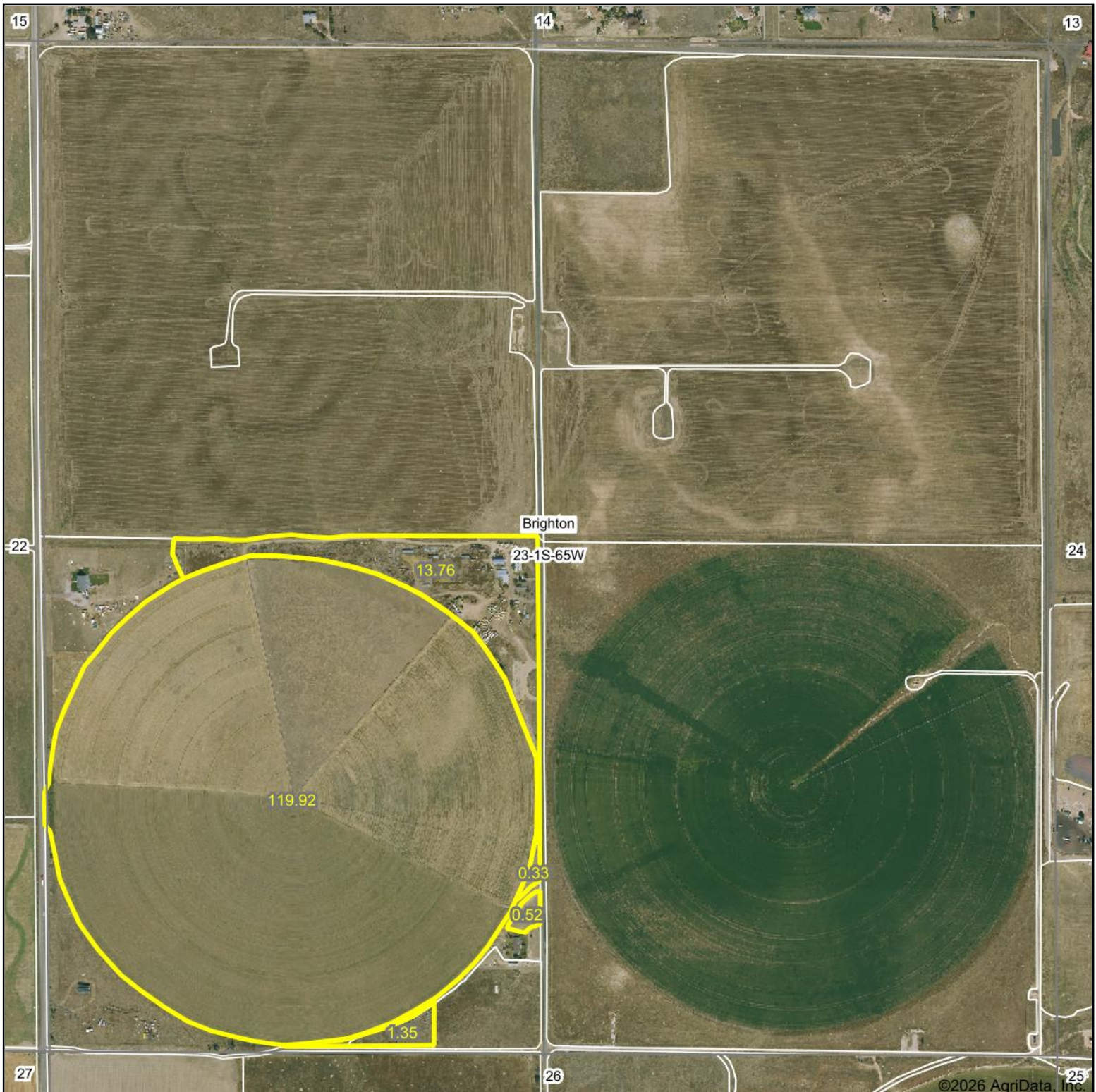


**Dale K. Stull, Broker**  
 1966 Rose Ave, Suite A · Burlington CO 80807  
 Cell 719-349-5710  
 Email: [dalestull@thelandofficellc.com](mailto:dalestull@thelandofficellc.com)    [www.thelandofficellc.com](http://www.thelandofficellc.com)

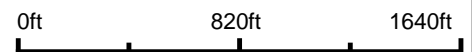


0379 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*

# Aerial Map



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



**23-1S-65W**  
**Adams County**  
**Colorado**



4/15/2026

**THE LAND OFFICE**  
L.L.C.

Maps Provided By:

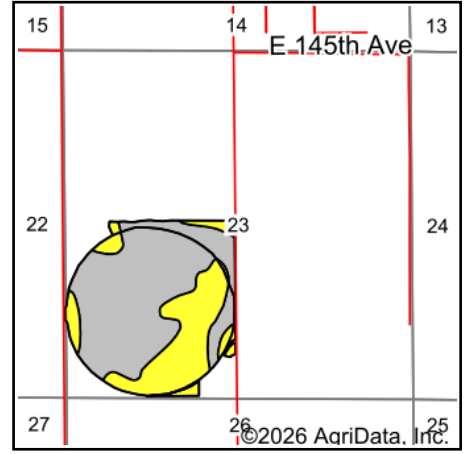
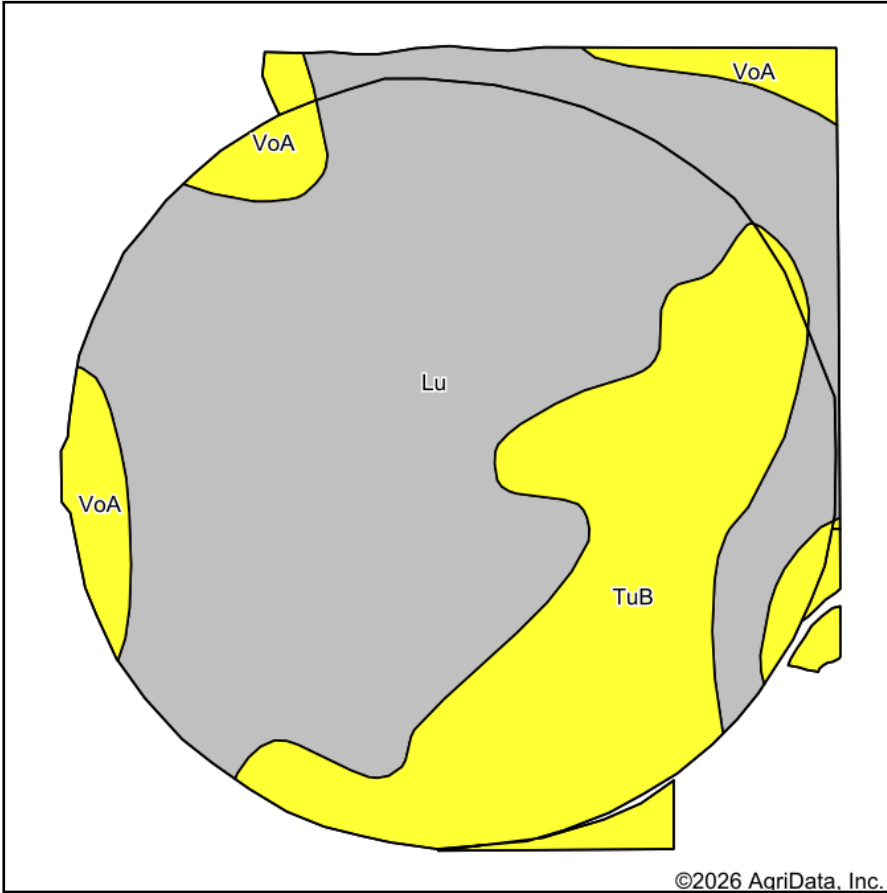


© AgriData, Inc. 2025

www.AgriDataInc.com

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

# Soils Map



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



Maps Provided By:



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.

© AgriData, Inc. 2025

www.AgriDataInc.com

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
<b>Weighted Average</b>					<b>5.33</b>	<b>2.27</b>	<b>8.3</b>	<b>3.4</b>	<b>*n 5.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method