

# DARYL TOEWS

*BROKER/OWNER*

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REALTOR



## HELL COULEE FARM



### GENERAL DESCRIPTION

1440 Acre CRP Farm  
10 miles South of Richland.  
Great grass, sandy loam soils  
Older farmstead with steel buildings  
Good fences, along County Road  
Great investment property

### FSA

1269.0 Acres +/- CRP 2015  
(\$36,700 Annual Payment)



*Specializing in Farm and Ranch*

**OTHER**

There are a number of springs on the property attracting upland birds and deer.

**TAXES**

\$4,200.00

**PRICE**

\$690,000.00

Minerals reserved by Seller



**DISCLAIMER**

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