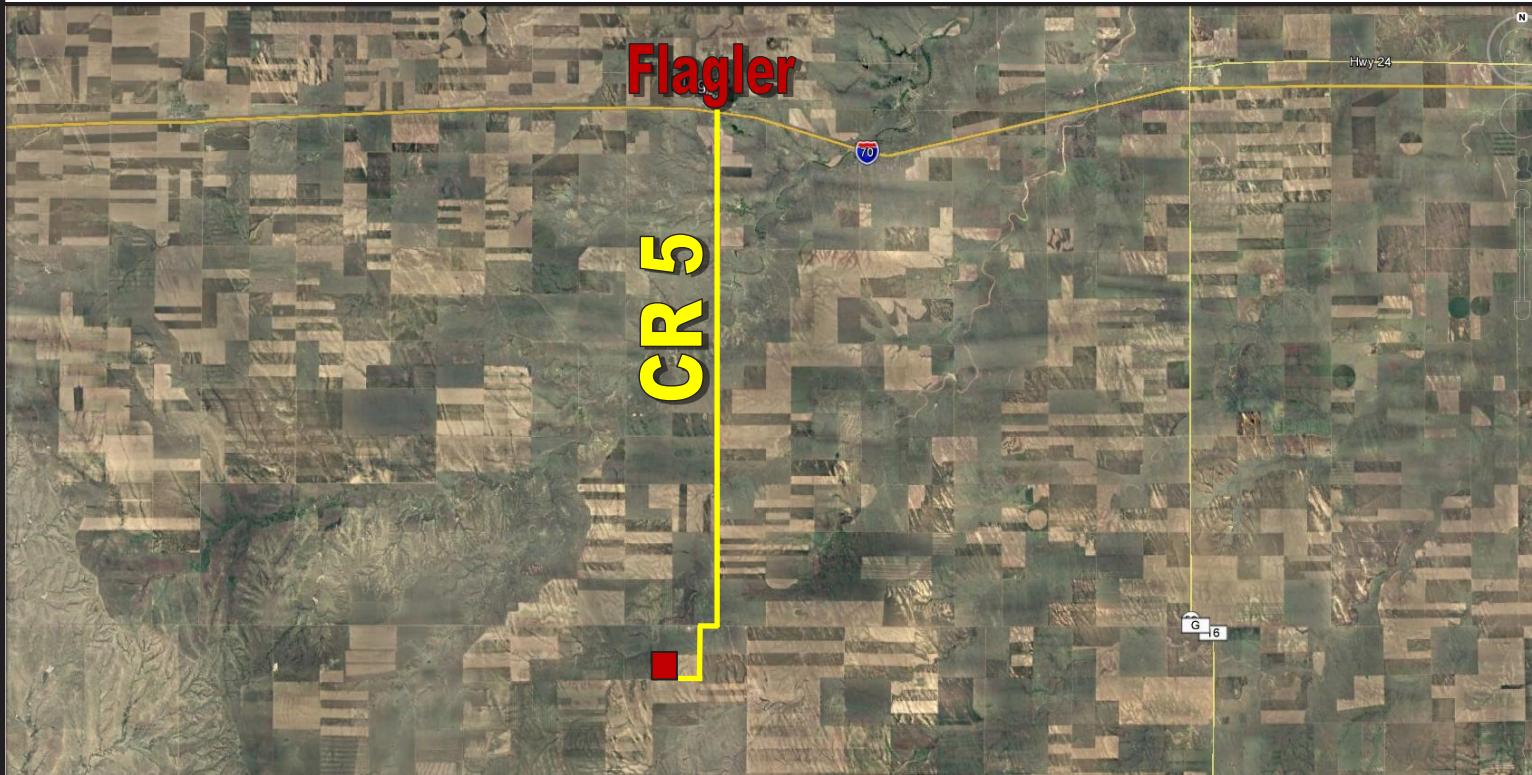


FOR SALE

182.5 ACRES
CROPLAND

B3011

KIT CARSON COUNTY, COLORADO



LOCATION: From Flagler, CO go 11 miles S to CR G, proceed 1/2 mile West, turn S on CR 5, follow for 1 mile to CR F. Go half a mile W and you will be at the SE corner of the property.

LEGAL: Township 11S, Range 51W, Section 2: SW4

ACREAGE: 182.5 +/- acres

POSSESSION: At closing.

MINERALS: None

TAXES: Taxes for 2016 will be paid by the Seller, 2017 taxes will be prorated to the date of closing.

PRICE: \$200,750.00



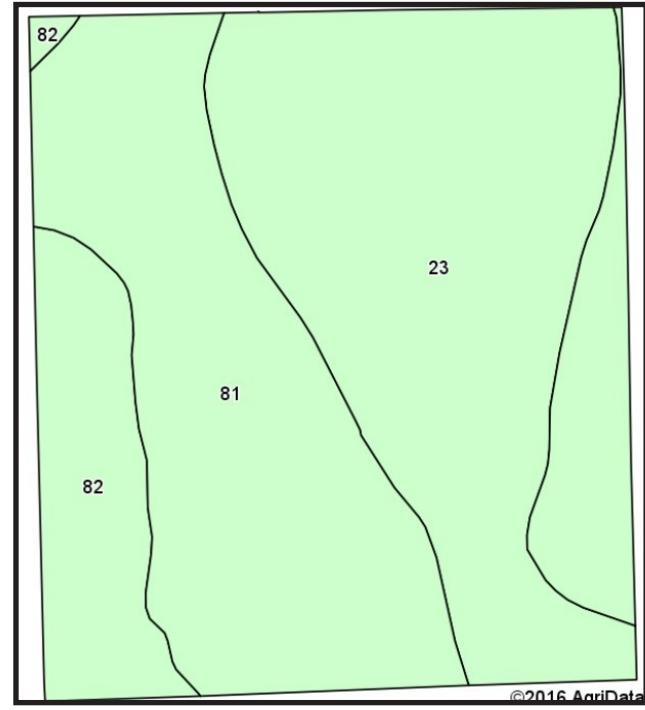
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FSA & SOIL MAPS



Area Symbol: CO063, Soil Area Version: 11

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Dry pinto beans | Grain sorghum | Sunflowers | Wheat | |
|-------------------------|---|-------|------------------|------------------|--------------|-----------------|---------------|------------|--------------|-------------|
| 81 | Stoneham-Fort Collins loams, 3 to 5 percent slopes | 80.34 | 44.0% | IVe | IVe | 400 | 25 | 600 | 23 | |
| 23 | Fort Collins loam, 0 to 3 percent slopes | 79.59 | 43.6% | IVc | IIe | | | | | |
| 82 | Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes | 22.59 | 12.4% | Vle | Vle | | | | | |
| Weighted Average | | | | 176.1 | | | | 11 | 264.1 | 10.1 |

Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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