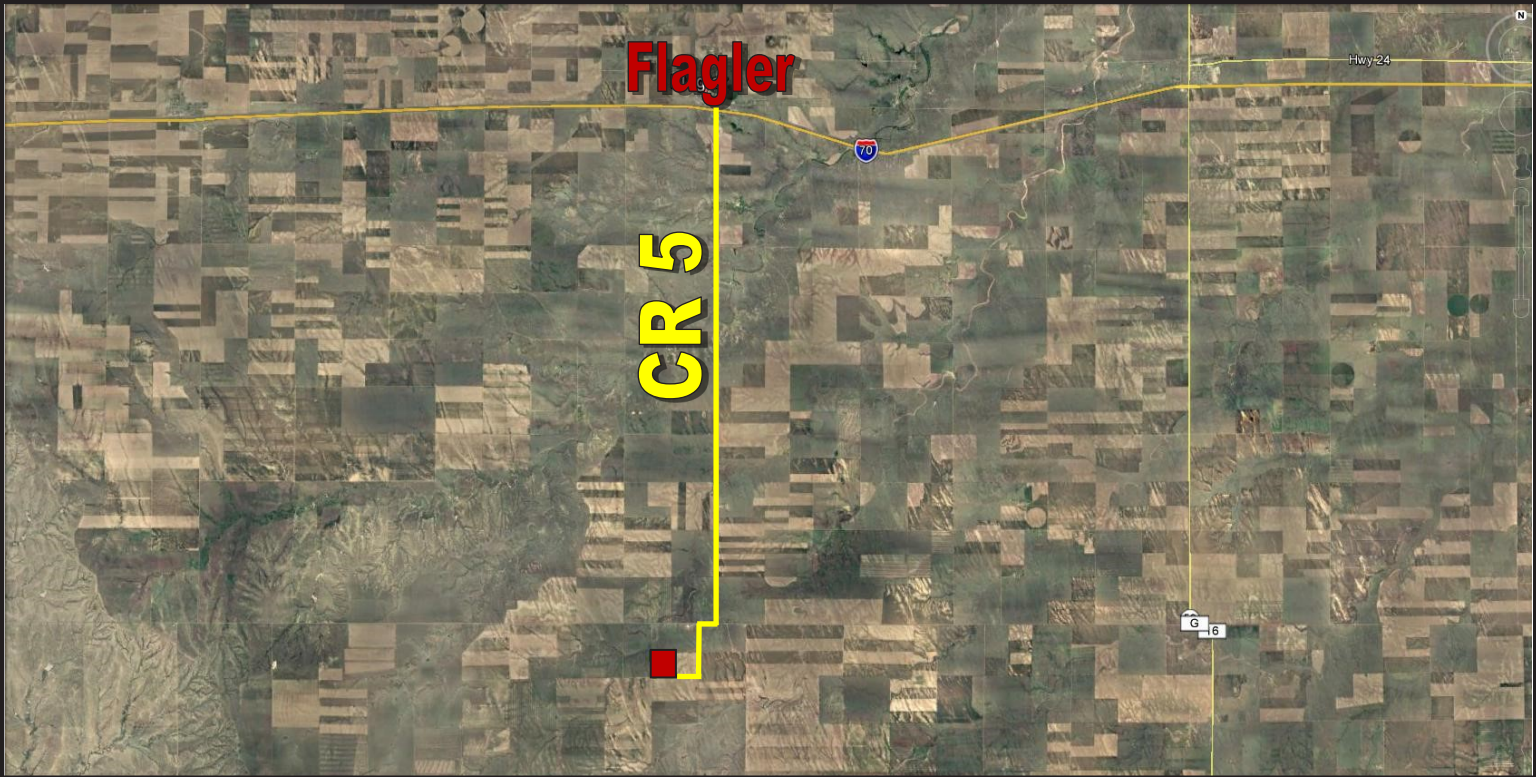


FOR SALE

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



Colorado Land
Investments I, LLC

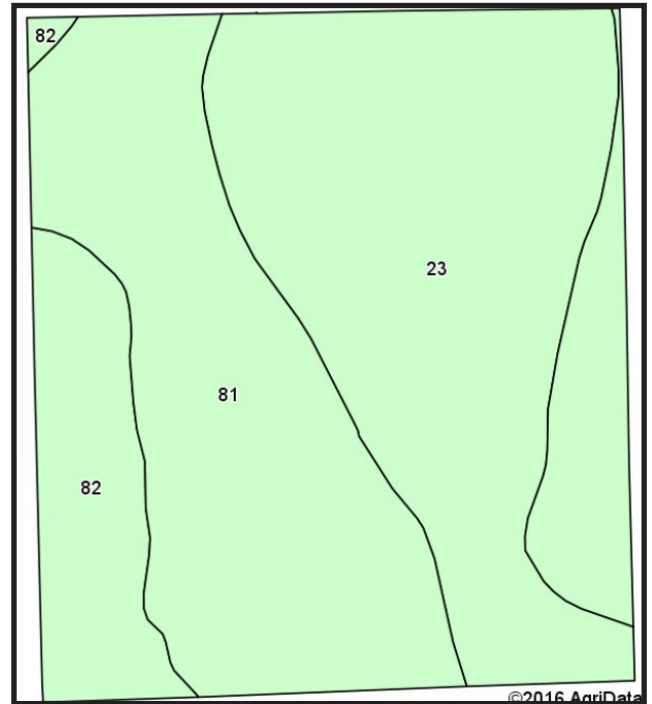
Breck Vassios—Listing Broker
719-349-1785 (M)

Larry J. Hostetler—Managing Broker
719-346-8661 (O)

www.cololand.com

Driven by Integrity, Guided by Experience

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	Ile				
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

NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.