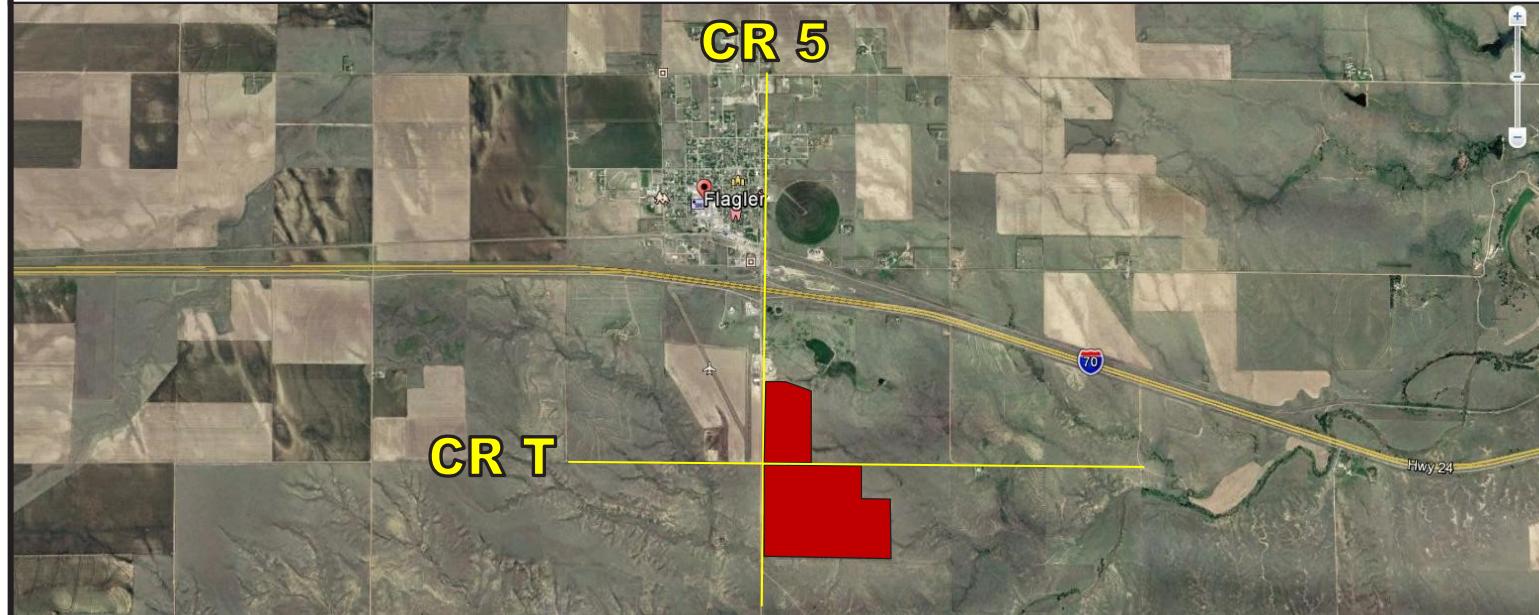


FOR SALE 253 ACRES CROPLAND

KIT CARSON COUNTY, COLORADO



LOCATION: From Flagler, CO take County Road 5 South 1 mile to County Road T. The subject Property will be on the East side of CR 5. (see attached map)

LEGAL: T9S, R51W, Section 12: Cropland in W2 & S2SE4 & Section 13: Cropland in N2

MINERALS: None

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

FSA INFO: 253.1 +/- cropland acres

| Legal | Cropland Acres | Crop | Base Acres | PLC Yield |
|---------|----------------|-------|------------|-----------|
| 12-9-51 | 66.83 | Wheat | 33.1 | 43 |
| 13-9-51 | 186.27 | Wheat | 95.3 | 43 |

PRICE: \$417,375.00
2016 Taxes: \$762.12



Colorado Land Investments I, LLC

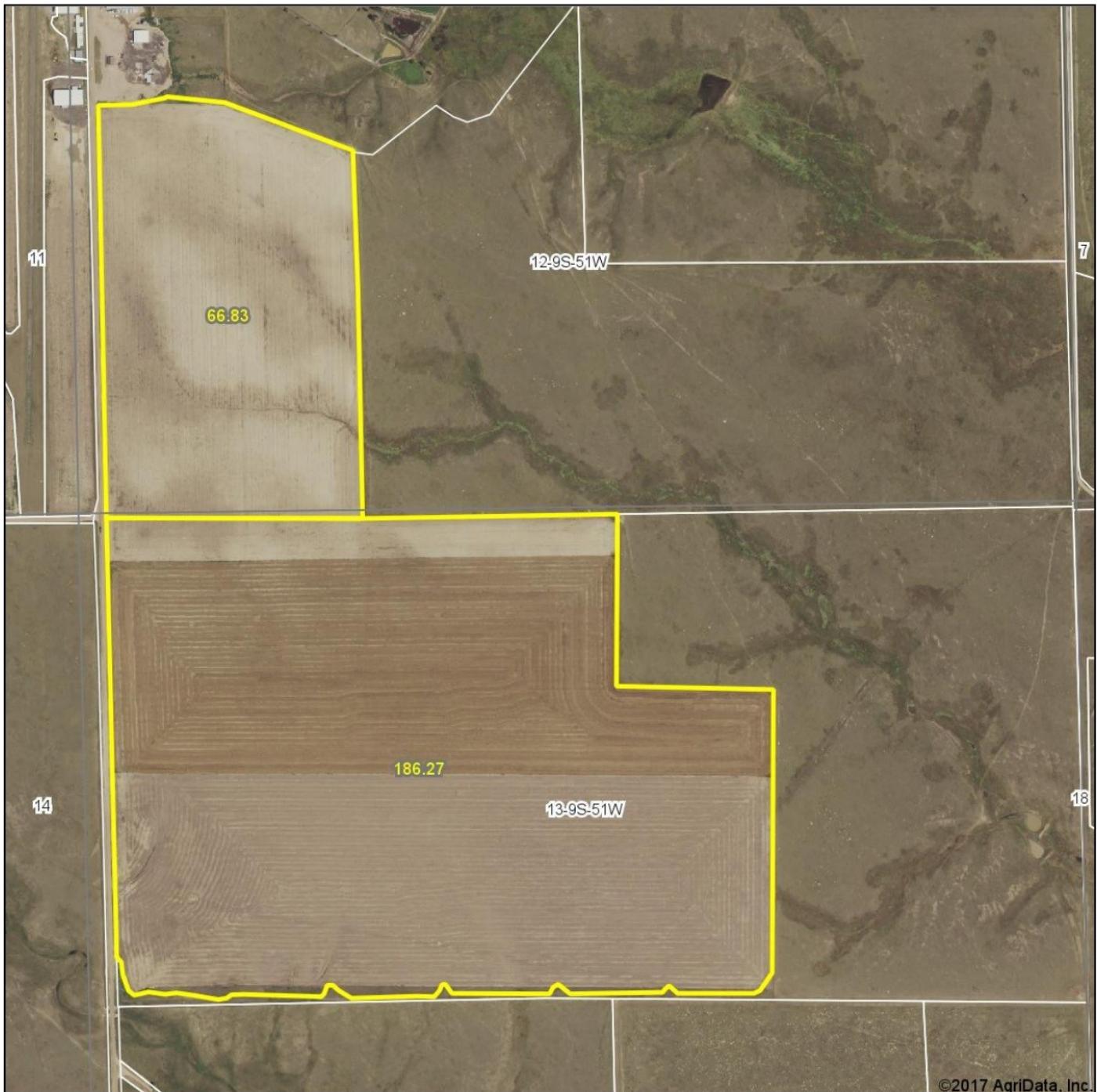
www.cololand.com

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

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

Driven by Integrity, Guided by Experience

Aerial Map



map center: 39° 16' 20.51, -103° 3' 11.75

0ft 827ft 1654ft



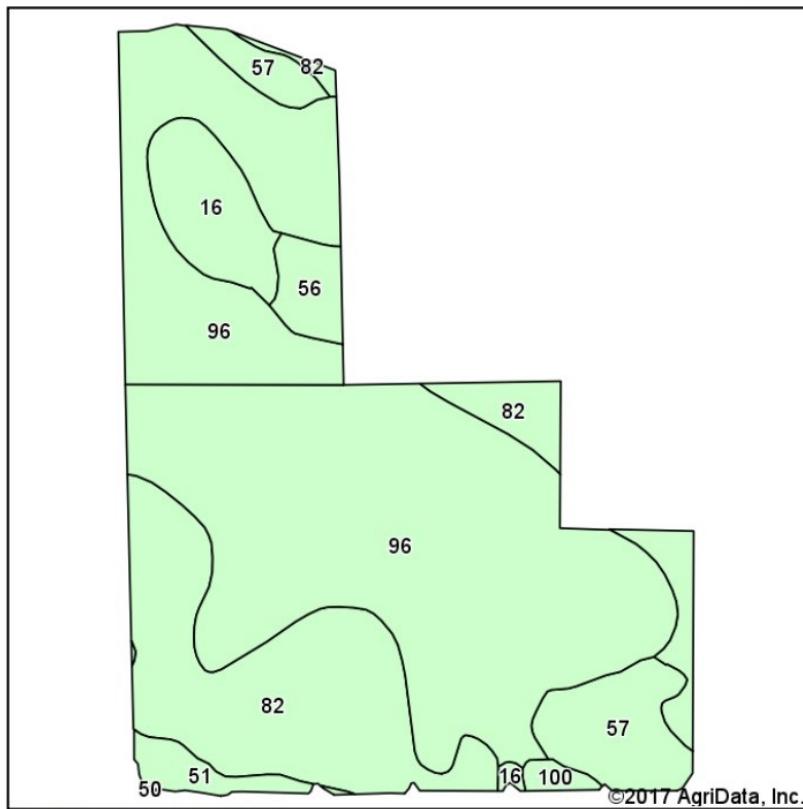
13-9S-51W
Kit Carson County
Colorado

5/18/2017

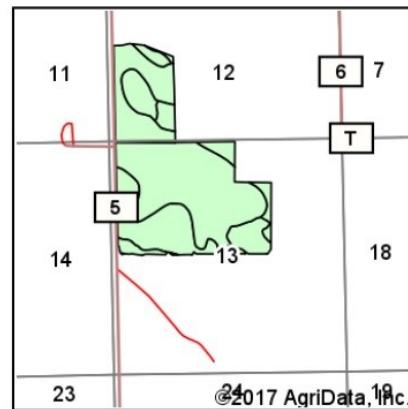
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



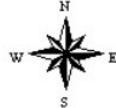
Soils data provided by USDA and NRCS.



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State: Colorado
 County: Kit Carson
 Location: 13-9S-51W
 Township: Flagler
 Acres: 253.1
 Date: 5/18/2017

Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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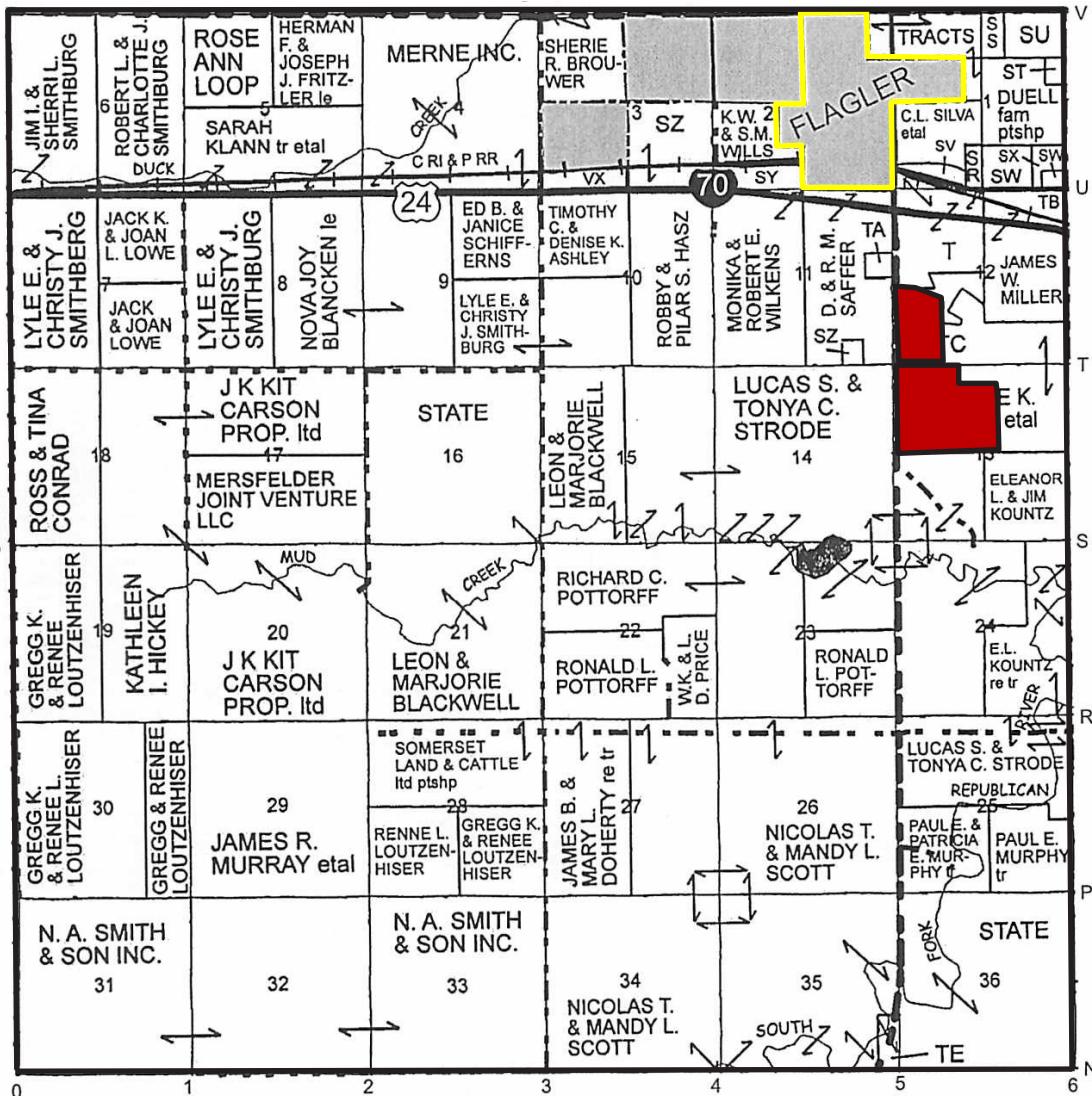


Area Symbol: CO063, Soil Area Version: 12

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Dry pinto beans | Grain sorghum | Sunflowers | Wheat |
|------------------|---|--------|------------------|------------------|--------------|-----------------|---------------|------------|-------|
| 96 | Weld-Norka silt loams, 0 to 3 percent slopes | 152.62 | 60.3% | IIIe | IIe | 750 | 33 | 900 | 33 |
| 82 | Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes | 57.68 | 22.8% | VIe | VIe | | | | |
| 57 | Norka-Colby-Weld silt loams, 3 to 5 percent slopes | 17.36 | 6.9% | IVe | IVe | | | | |
| 16 | Colby silt loam, 3 to 5 percent slopes | 13.67 | 5.4% | IVe | IVe | 550 | 25 | 750 | 23 |
| 56 | Norka-Colby silt loams, 5 to 15 percent slopes | 5.52 | 2.2% | VIe | VIe | | | | |
| 51 | Midway-Razor clay loams, 5 to 15 percent slopes | 4.63 | 1.8% | VIe | VIe | | | | |
| 100 | Colby silt loam, 0 to 3 percent slopes | 1.62 | 0.6% | IVc | IIIe | | | | |
| Weighted Average | | | | | | 482 | 21.2 | 583.2 | 21.1 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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

NOTICE TO PROSPECTIVE 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.