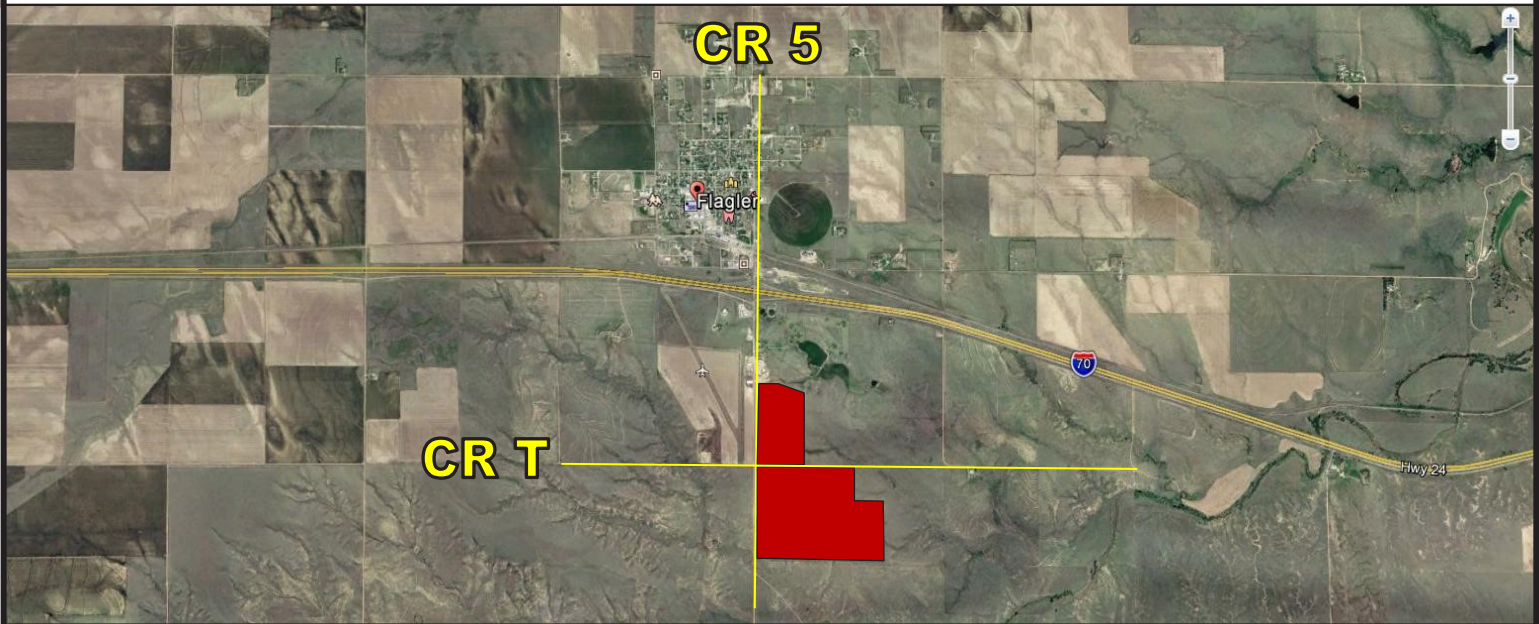


FOR SALE 253 ACRES CROPLAND

B3018

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

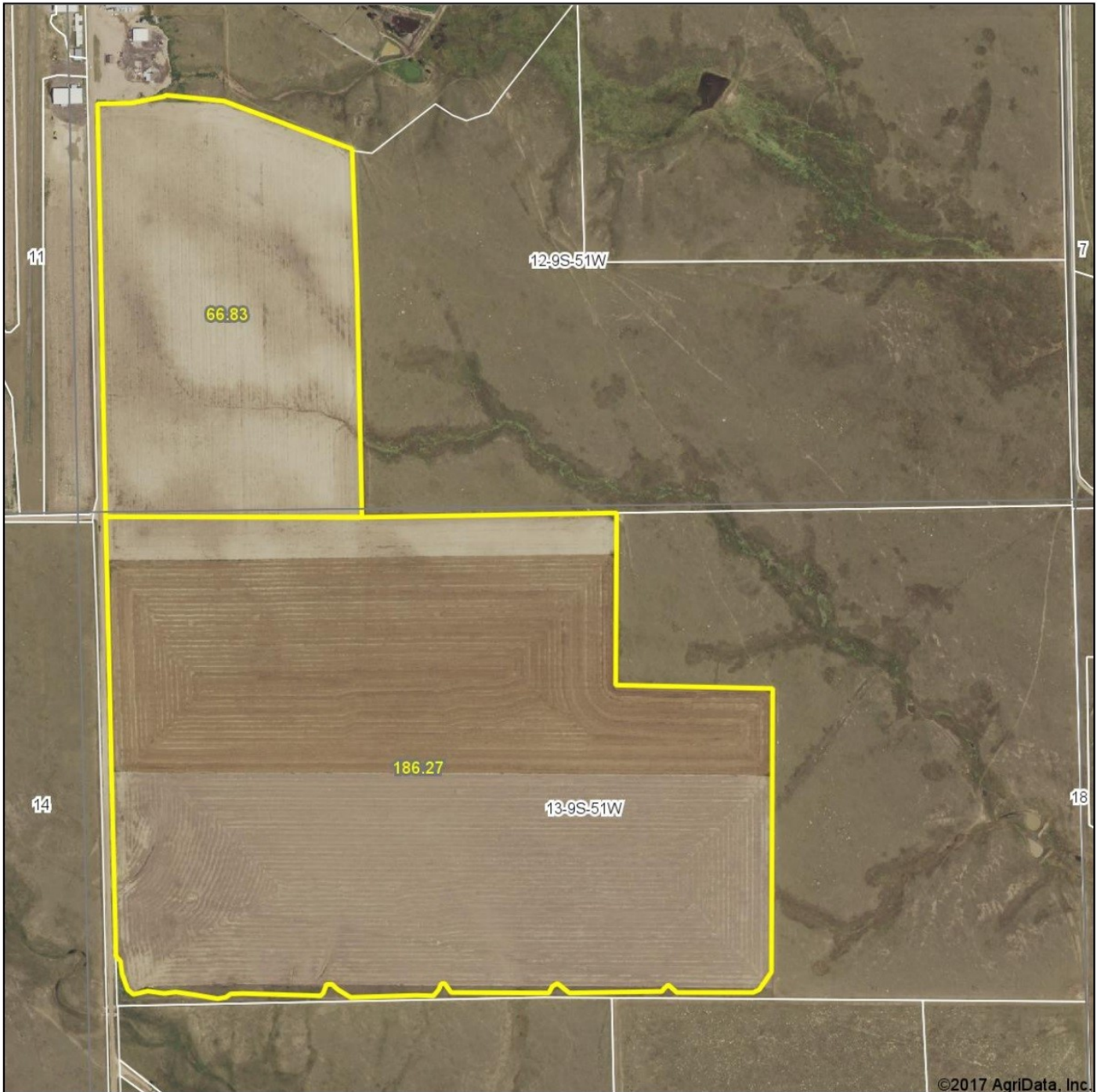
Breck Vassios—Listing Broker
719-349-1785 (Mobile)

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

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Driven by Integrity, Guided by Experience

Aerial Map



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

0ft 827ft 1654ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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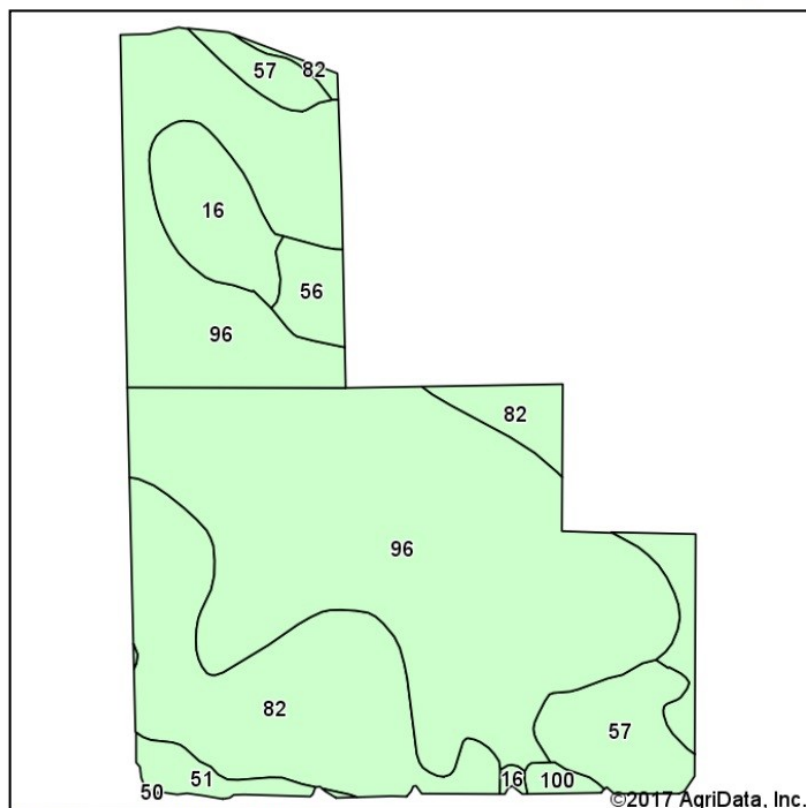
13-9S-51W
Kit Carson County
Colorado



5/18/2017

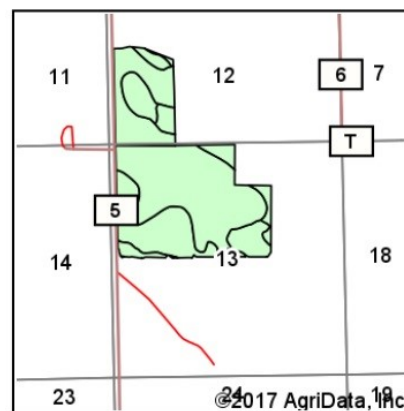
Field borders provided by Farm Service Agency as of 5/21/2008.

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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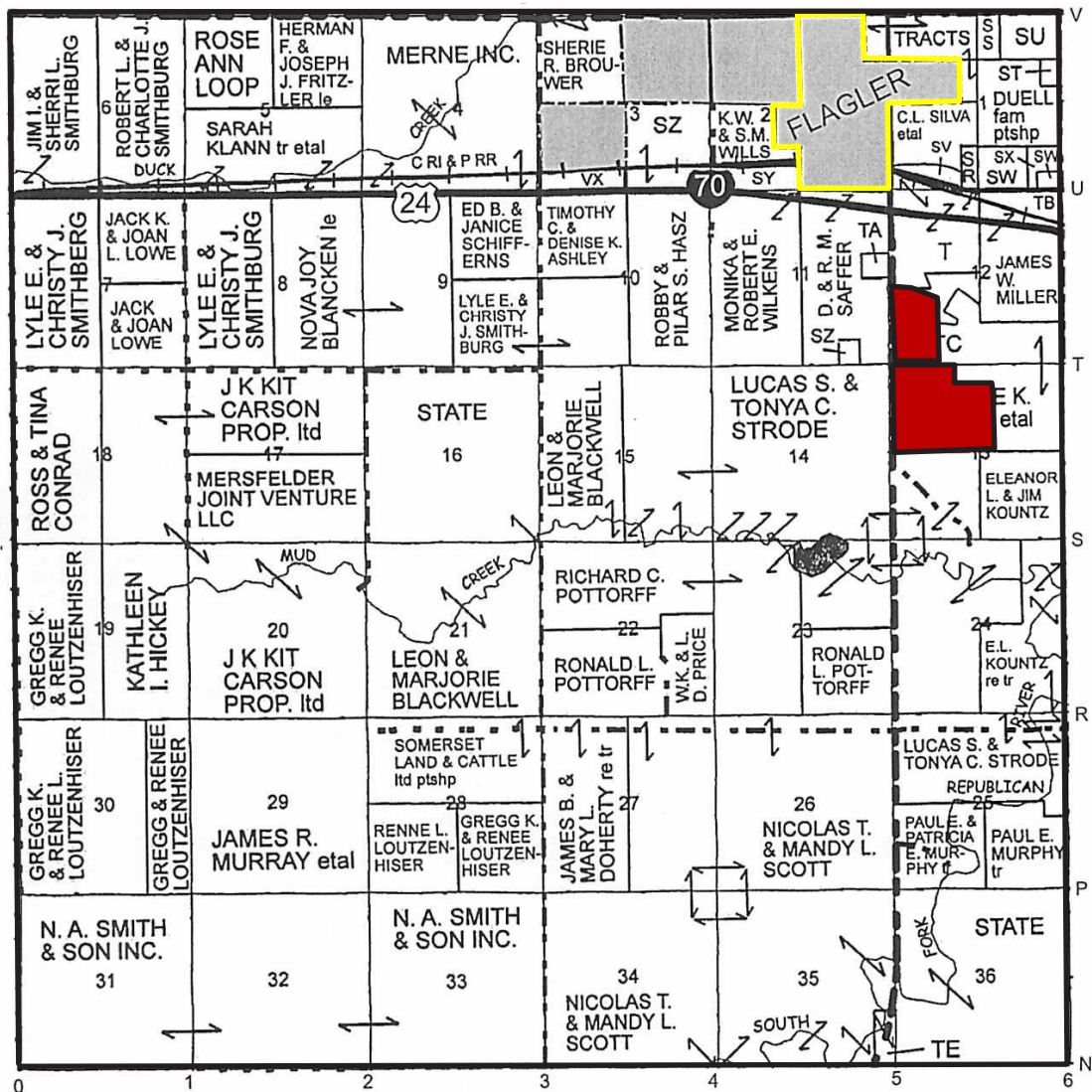


Area Symbol: CO063, Soil Area Version: 12

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	750	33	900	33
82	Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes	57.68	22.8%		VIe				
57	Norka-Colby-Weld silt loams, 3 to 5 percent slopes	17.36	6.9%		IVe				
16	Colby silt loam, 3 to 5 percent slopes	13.67	5.4%		IVe	550	25	750	23
56	Norka-Colby silt loams, 5 to 15 percent slopes	5.52	2.2%		VIe				
51	Midway-Razor clay loams, 5 to 15 percent slopes	4.63	1.8%		VIe				
100	Colby silt loam, 0 to 3 percent slopes	1.62	0.6%		IVc				
Weighted Average						482	21.2	583.2	21.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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