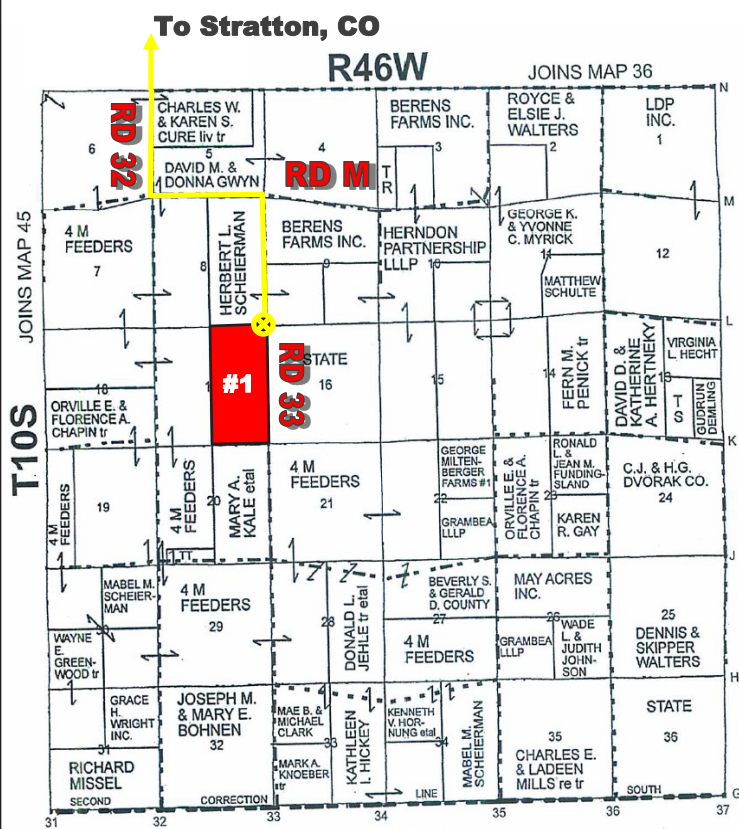


FOR SALE

324.8 ACRES CROPLAND

C4040

KIT CARSON COUNTY, COLORADO



LOCATION: Take Cnty Rd 31 South of Stratton, CO 1.5 Miles to Cnty Rd T, East 1 Mile to Cnty Rd 32, South 5 Miles to Cnty Rd M, East 1 Mile to Cnty Rd 33 then South 1 Mile. Signs will be posted.

LEGAL: Township 10S, Range 46W of the 6th P.M. Section 17: E 1/2

FSA INFORMATION: Cropland Acres - +/- 324.8

Tract#	Cropland Acres	Wheat Base/PLC Yld	Corn Base/PLC Yld	Total Base
TR #1	324.8	59.1/37	59.1/105	118.2

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations. Wheat and Corn is enrolled in ARC-County.

MINERALS: All minerals owned by the Seller will be retained.

CROPS: Wheat (NE1/4 Planted)

POSSESSION: Subject to Tenants Lease - 1/3 of Seller's share to the buyer. Immediate possession on Fallow and Cropland will be after 2018 Wheat Harvest.

TAXES: Seller will pay taxes for all of 2016 and prior years. Taxes for 2017 will be prorated to the date of closing.

PRICE: \$341,040.00 (\$1050.00 Acre)

2016 Taxes - \$724.00

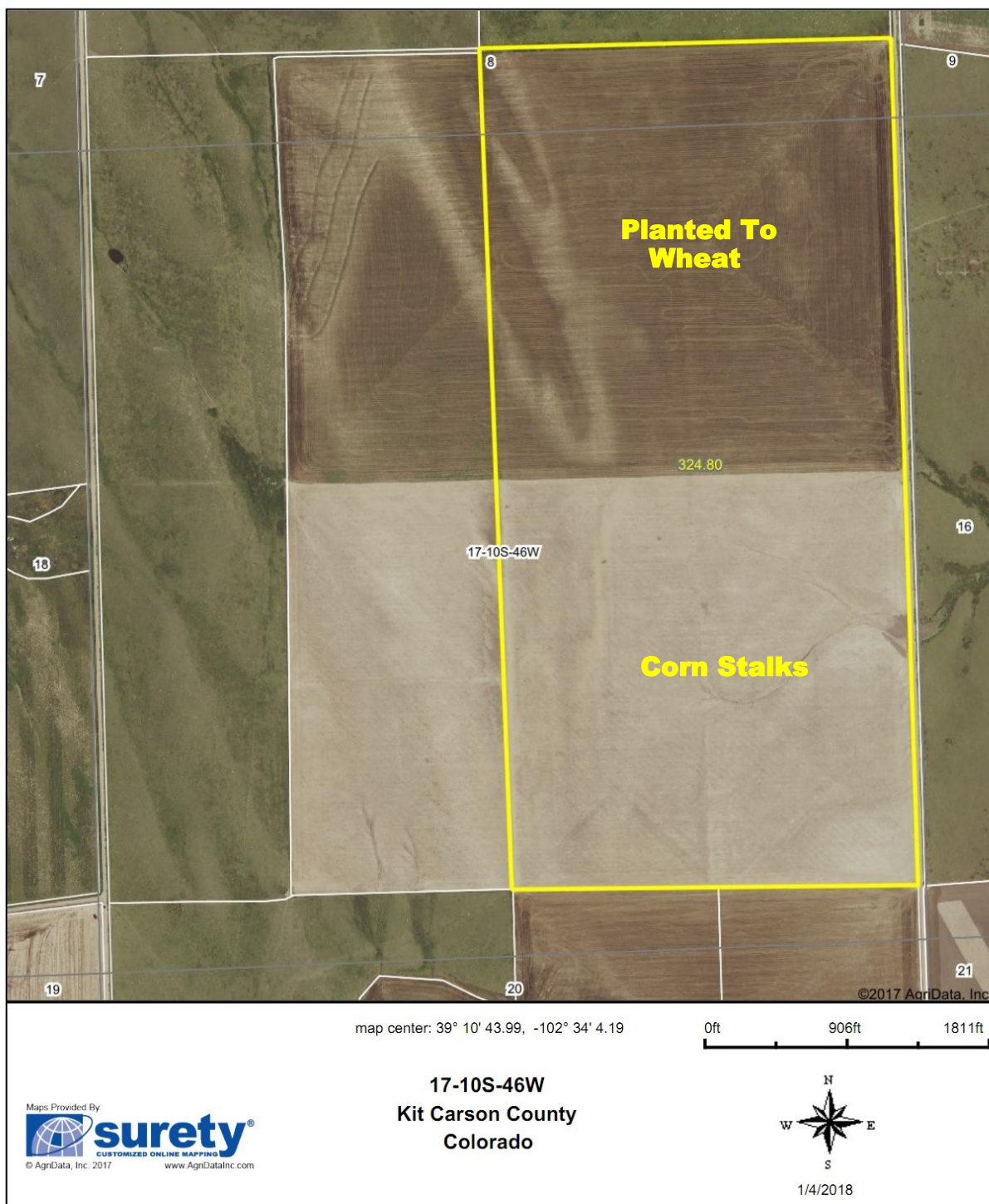


Colorado Land
Investments I, LLC

Cary Schlosser - Listing Broker - 719-346-8661 (Office)
or 719-349-0478 (Cell Phone)

Larry J. Hostetler - Managing Broker - 719-346-8661 (Office)
or 719-342-8661 (Cell Phone)

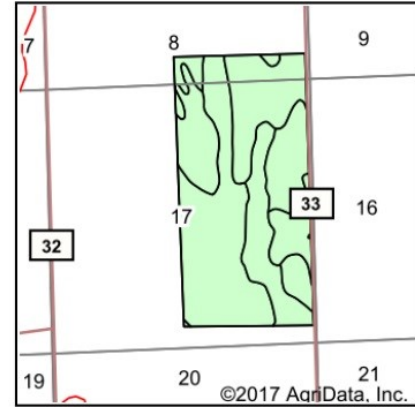
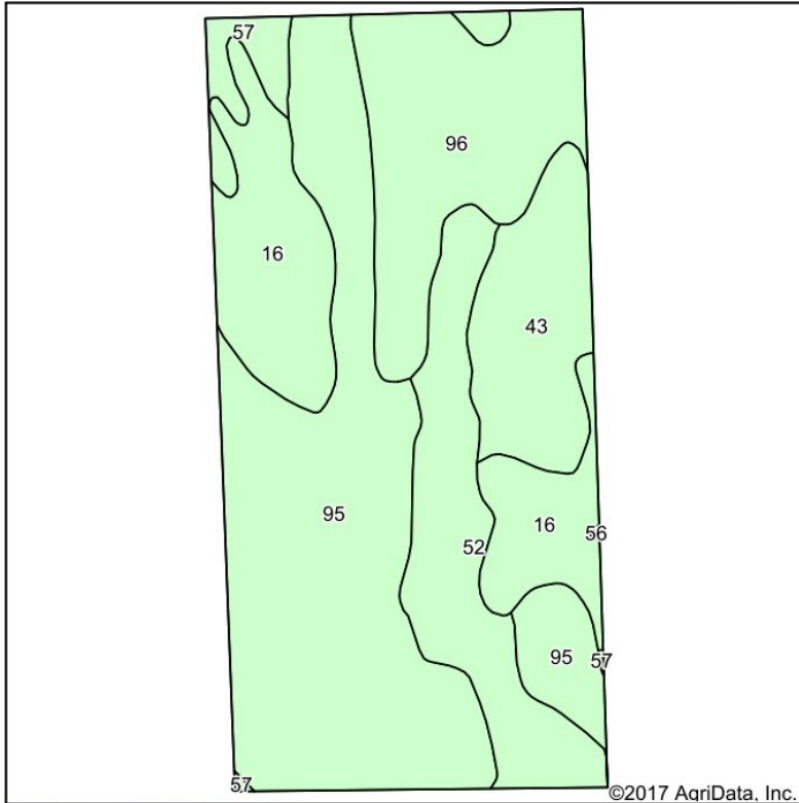
Aerial Map



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.

Soils Map



State: **Colorado**
 County: **Kit Carson**
 Location: **17-10S-46W**
 Township: **Stratton**
 Acres: **324.8**
 Date: **1/4/2018**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO063, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Dry pinto beans	Grain sorghum	Sunflowers	Wheat
95	Weld silt loam, 0 to 3 percent slopes	130.55	40.2%	IIIc	Ile				
96	Weld-Norka silt loams, 0 to 3 percent slopes	55.42	17.1%	IIIe	Ile	750	33	900	33
16	Colby silt loam, 3 to 5 percent slopes	51.59	15.9%	IVe	IVe	550	25	750	23
52	Norka silt loam, 0 to 3 percent slopes	44.57	13.7%	IIIe	Ile	800		1000	35
43	Kuma-Keith silt loams, 0 to 2 percent slopes	33.92	10.4%	IIc	Ile	900	38	1000	38
57	Norka-Colby-Weld silt loams, 3 to 5 percent slopes	8.66	2.7%	IVe	IVe				
56	Norka-Colby silt loams, 5 to 15 percent slopes	0.09	0.0%	VIe	VIe				
Weighted Average						419.1	13.6	514.3	18.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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