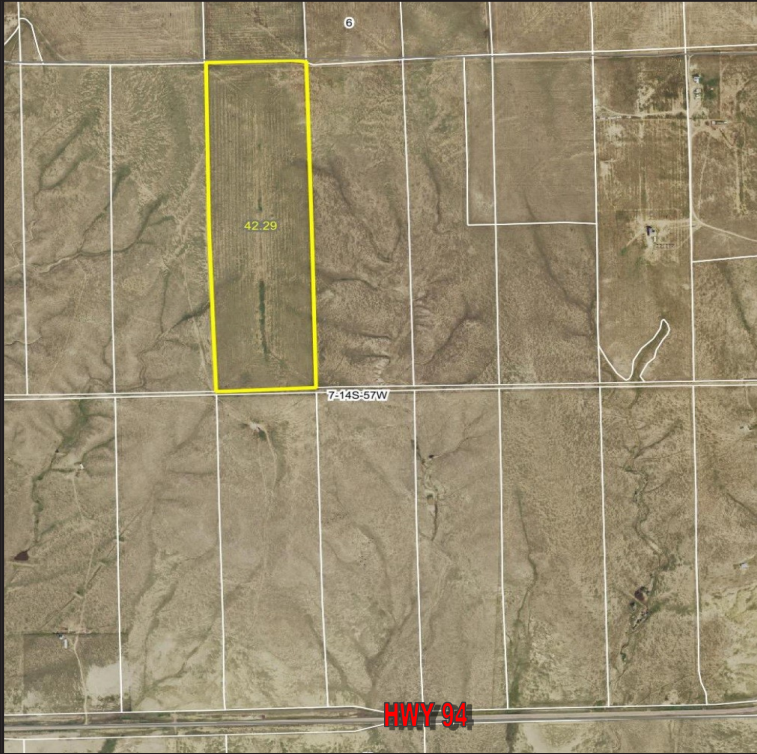


FOR SALE 42.3 ACRES CRP LAND

C4046

LINCOLN COUNTY, COLORADO



LOCATION:

The subject property is located 7 miles west of Punkin Center, CO and 13 miles east of Rush, CO.
Signs will be posted

LEGAL:

Township 14S, Range 57W of the 6th P.M. Section 7: W2E2NW4

MINERALS:

All minerals owned by the Seller will be retained.

ACRERAGE:

42.3 +/- acres of CRP

POSSESSION:

At closing

TAXES:

Seller will pay taxes for all of 2017 and prior years and taxes for 2018 will be prorated to the date closing.

CRP PAYMENT:

2018 CRP payment will be prorated to the date of closing and all future payments convey to Buyer.

FSA INFORMATION: 42.3 CRP Acres

Expiration: 9/30/21 Acres Enrolled: 42.3

Rate/Acre: \$28.16 Ann. Payment: \$1,191.00

Note: Mid-Contract Management has been completed.

PRICE: \$37,500.00

2017 Taxes - \$45.92

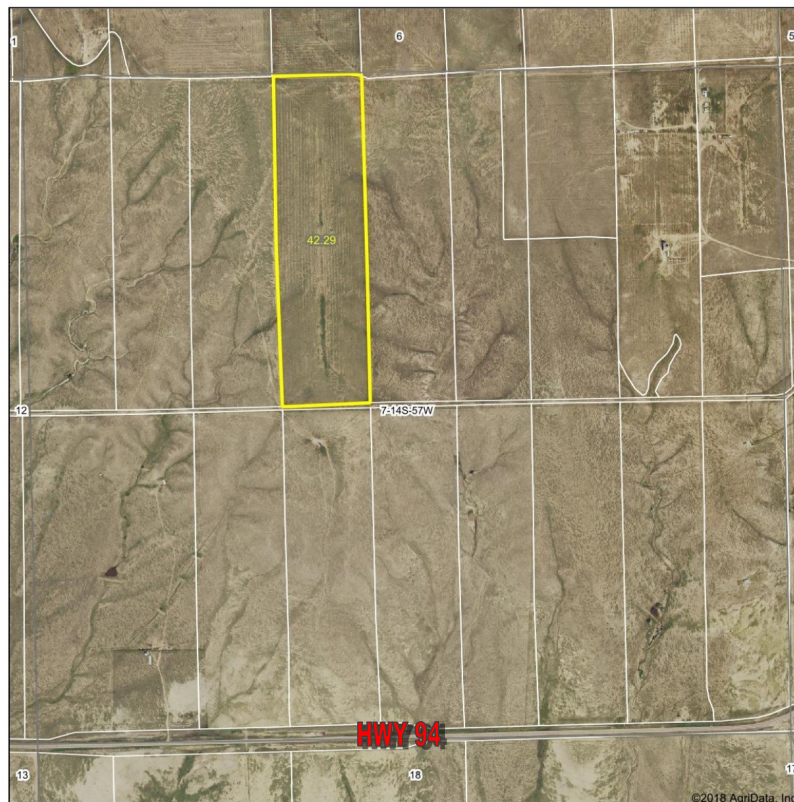


Colorado Land
Investments I, LLC

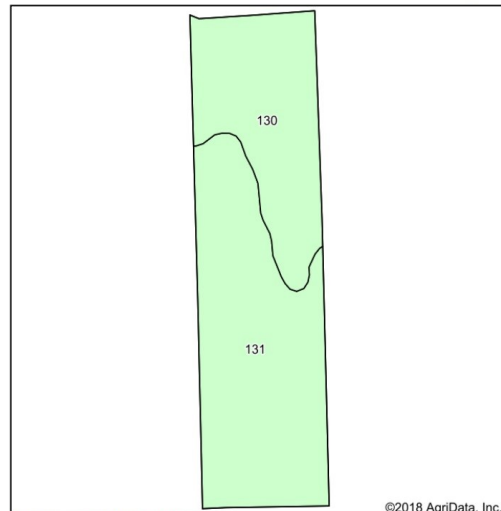
Cary Schlosser - Listing Broker - 719-346-8661 (Office)
or 719-349-0478 (Cell Phone)

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

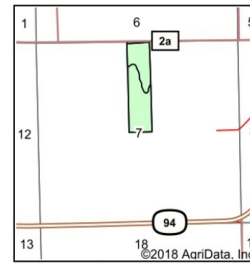
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
County: **Lincoln**
Location: **7-14S-57W**
Township: **Karval**
Acres: **40.01**
Date: **4/23/2018**



Area Symbol: CO073, Soil Area Version: 15					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
131	Fort-Karval complex, 5 to 25 percent slopes	24.70	61.7%	Vle	
130	Fort loam, 3 to 6 percent slopes	15.31	38.3%	IVe	IVe

*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 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.