

FOR SALE 134 ACRES CROPLAND

L1542

KIT CARSON COUNTY, COLORADO



Location: From Burlington, CO take CR V East 5.5 miles to CR 55, head South on CR 55 6 miles to CR N. Follow CR N East for 5 miles to CR 60, head North for 1 mile and you will be at the NE corner of the property.

Legal: Township 9S, Range 42 West, NE4 Section 35

Minerals: None.

Acreage: 134.16 +/- cropland acres, 70.5 Wheat base acres

Possession: At closing.

Taxes: 2017 Taxes — \$437.40 — Seller will pay for 2017 taxes and prior years. Taxes for 2018 will be prorated to the date of closing.

PRICE: \$185,000.00



Colorado Land
Investments I, LLC

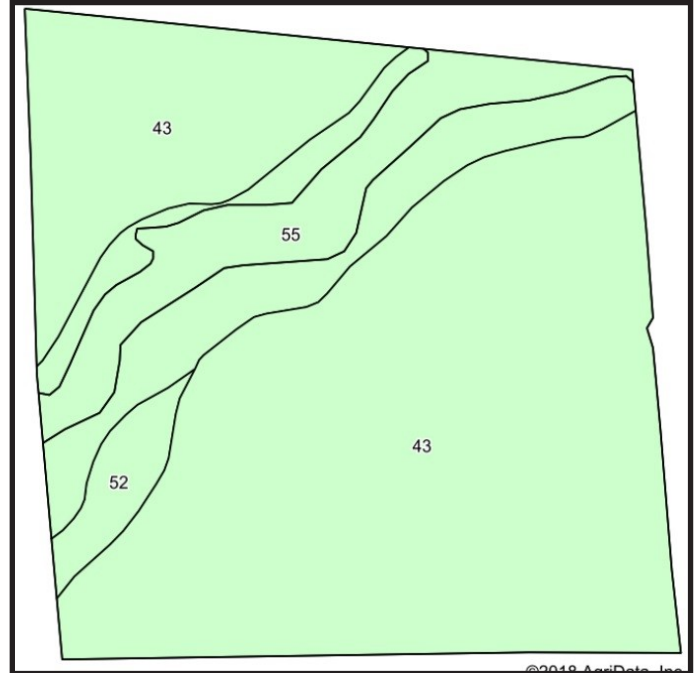
Dan Slinger—Associate Broker
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Larry J. Hostetler - Managing Broker
719-346-8661 (Office)

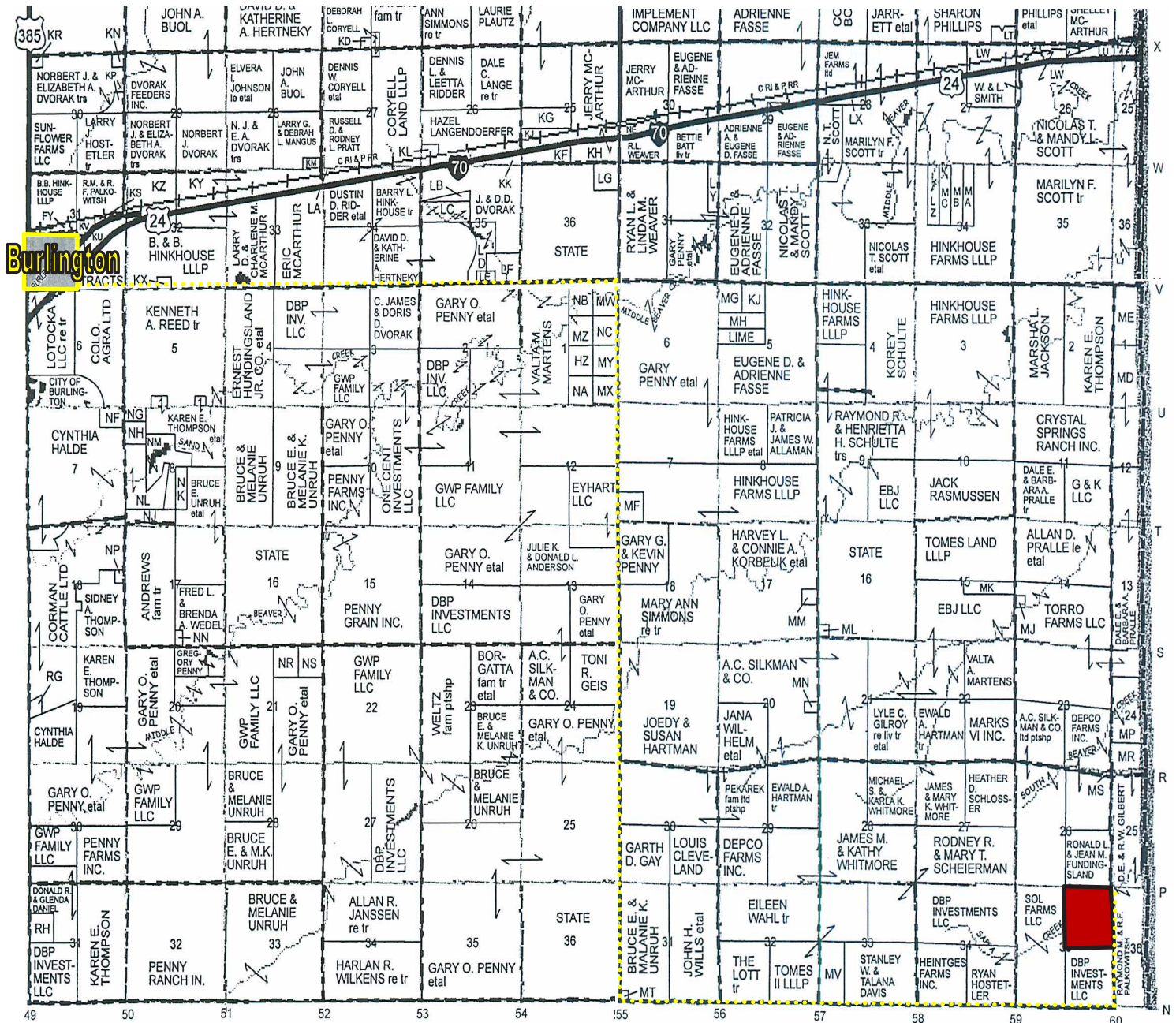
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NE 35-9S-42W



Code	Soil Description	Acres	% of field	Non-Irr Class *c	Irr Class *c	Dry pinto beans	Grain sorghum	Sunflow-ers	Wheat	Soy-beans
43	Kuma-Keith silt loams, 0-2% slopes	111.68	75.3%	IIc	IIe	900	38	1000	38	46
55	Norka-Colby silt loams, 3-5% slopes	32.27	21.8%	IVe	IVe					48
52	Norka silt loam, 0-3% slopes	4.31	2.9%	IIIe	IIe	800		1000	35	45
Weighted Average						701.2	28.6	782.3	29.6	46.4



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