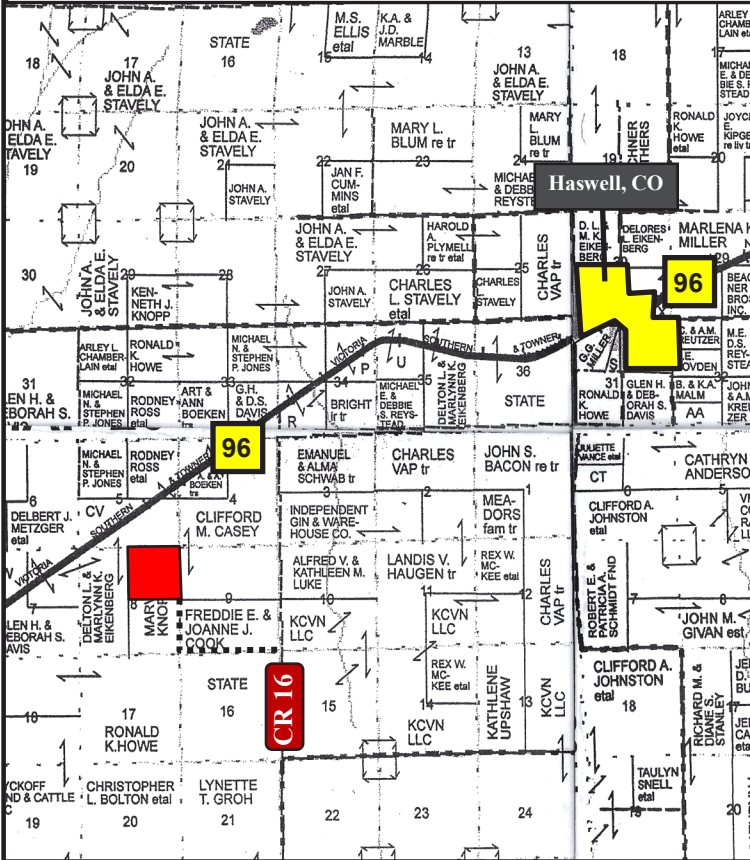


FOR SALE 157.57 ACRES CRP LAND

C4052

KIOWA COUNTY, COLORADO



LOCATION: From Haswell, CO go 3 miles west on HWY 96 to County Rd 16 and South 2 miles. **Signs will be posted**

LEGALS: Township 19S, Range 52W, Section 8: NE4

FSA INFORMATION: 157.57 CRP

Expiration: 9/30/2022 Acres Enrolled: 157.57
Rate/Acre: \$31.61 Ann. Payment: \$4,981.00

Note: Mid-Contract Management has been completed.



CRP PAYMENT: 2020 CRP payment to will convey to buyer and all future payments convey to Buyer.

MINERALS: The Seller will convey 100% of the mineral rights they own, if any, on the subject property.

POSSESSION: At closing

TAXES: Seller will pay taxes for all of 2019 and prior years. Taxes for 2020 will be prorated to the day of closing. (2019 Taxes = \$201.20)

PRICE: \$75,000.00



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 719-346-8662 (Cell Phone)

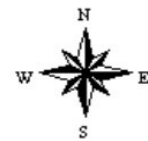
Aerial Map



Map Center: 38° 24' 56.06, -103° 15' 0.79

0ft 843ft 1686ft

8-19S-52W
Kiowa County
Colorado

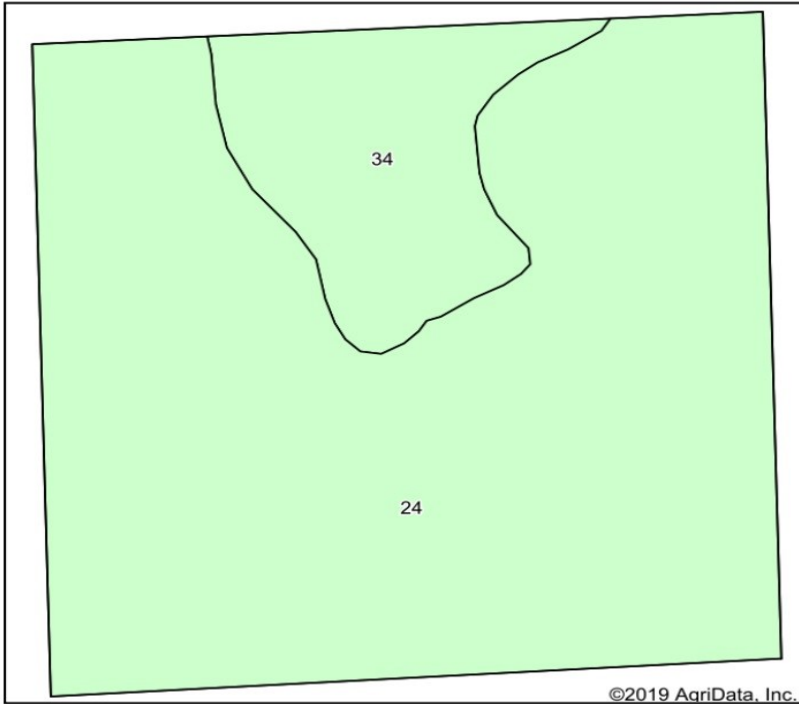


3/11/2020

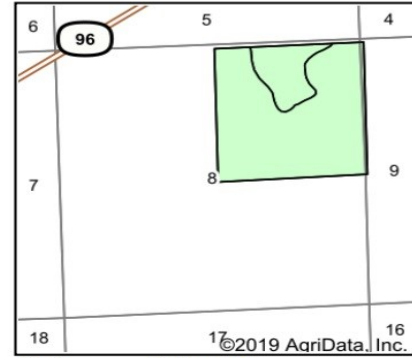
Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Kiowa**
 Location: **8-19S-52W**
 Township: **Haswell**
 Acres: **157.38**
 Date: **3/11/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO061, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Grain sorghum	Wheat	*n NCCPI Soybeans
24	Manzanola silty clay loam, saline, 0 to 2 percent slopes	132.90	84.4%	IVc	IIIe			16
34	Stoneham-Kim loams, 0 to 2 percent slopes, eroded	24.48	15.6%	IVe	Ile	10	12	13
Weighted Average						1.6	1.9	*n 15.5

*n: The aggregation method is "Weighted Average using major components"
 *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

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