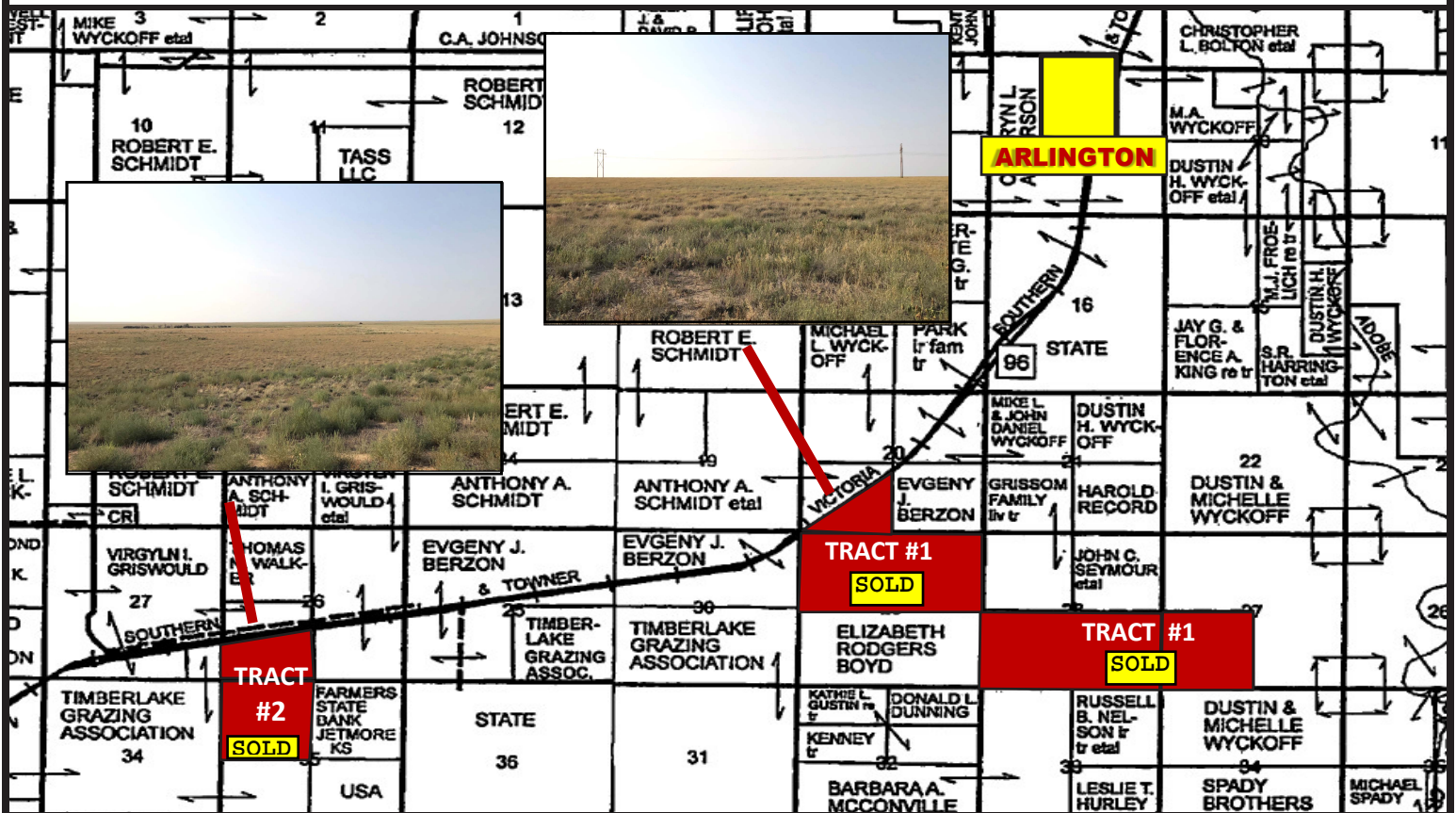


# FOR SALE

# 1043.2 ACRES CRP LAND

## KIOWA COUNTY, COLORADO



**LOCATION:** All tracts are located approximately 2 to 5 miles West of Arlington, CO along HWY 96. **Signs will be posted.**

**LEGALS:** Township 20 South, Range 54 West Section 26: SW4, Section 35: NW4 Township 20 South, Range 53 West Section 20: NW4, Section 29: N2, Section 28: S2 and Section 27: SW4

**FSA INFORMATION:** 1043.2 CRP Acres

**Tract #1:** Expiration: 9/30/2022 Acres Enrolled: 466.6  
Rate/Acres: \$35.27 Ann. Payment: \$16,457.00

Expiration: 9/30/2022 Acres Enrolled: 337.2  
Rate/Acres: \$29.66 Ann. Payment: \$10,001.00

\*Note: Mid-Contract management has been completed

**Tract #2:** Expiration: 9/30/2020 Acres Enrolled: 239.4  
Rate/Acres: \$28.28 Ann. Payment: \$6,770.00

**2020 CRP payments will be prorated to the date of closing.**

**MINERALS:** All Minerals Rights owned by seller will convey.

**POSSESSION:** At Closing

**TAXES:** Seller will pay taxes for all of 2019 and prior years.  
Taxes for 2020 will be prorated to the date of closing.

**TRACT #1 SOLD**

**Tract #1 Price: \$380,000.00 2019 Taxes \$1067.45**

**Tract #2 Price: \$80,000.00 2019 Taxes \$191.53**

**TRACT #2 SOLD**

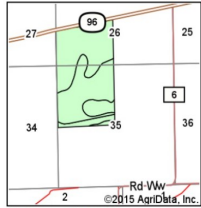
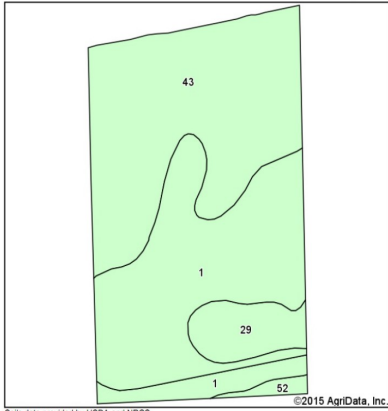


Colorado Land  
Investments I, LLC

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)

**Soil Map**

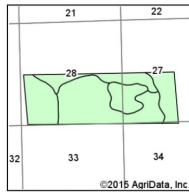
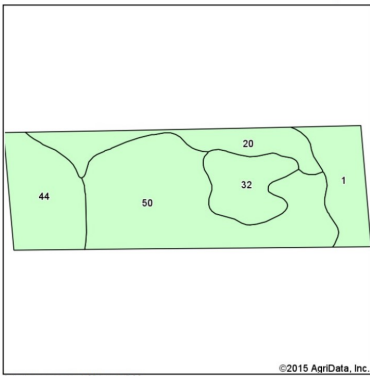


State: Colorado  
 County: Kiowa  
 Location: 35-20S-54W  
 Township: Haswell  
 Acres: 255.64  
 Date: 11/6/2015



Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c'	Irr Class 'c'	Grain sorghum	Miller	Winter wheat fallow	Sunflowers	Com
43	Olney sandy loam, 0 to 3 percent slopes	119.86	46.9%	IvC	IIIe		2	2	2	63
1	Abated clay, 0 to 1 percent slopes	113.05	44.2%	VIIe						
29	Playas	19.34	7.6%	VIIe	VIIe					
52	Fort loam, dry, 0 to 3 percent slopes	3.39	1.3%	VIIc	IIIe					
<b>Weighted Average</b>										<b>1.9</b>

**Soil Map**

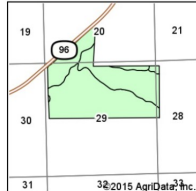
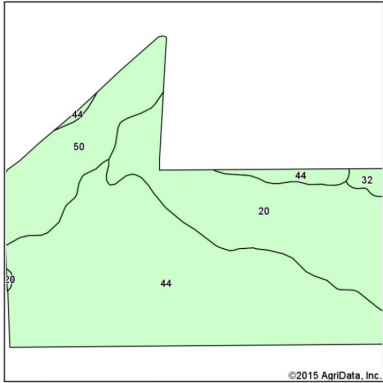


State: Colorado  
 County: Kiowa  
 Location: 27-20S-53W  
 Township: Haswell  
 Acres: 466.56  
 Date: 11/6/2015

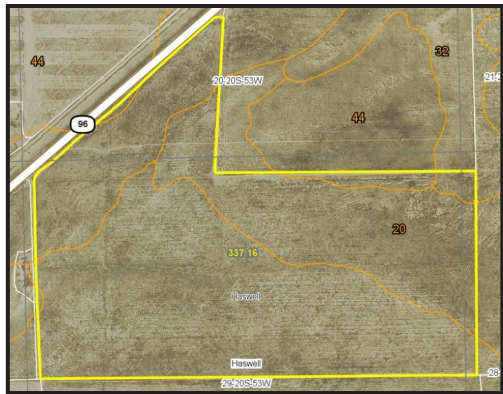


Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c'	Irr Class 'c'	Grain sorghum	Wheat	
50	Fort loam, 0 to 3 percent slopes	205.00	43.9%	IvC	IIIe			
44	Wild silt loam, 0 to 3 percent slopes	85.04	18.2%	IvC	IIIe			
20	Kim-Harvey loams, 1 to 3 percent slopes	64.89	13.9%	VIIe	IIIe	13	15	
1	Abated clay, 0 to 1 percent slopes	57.24	12.3%	VIIe				
32	Singerton-Putney complex, 1 to 10 percent slopes	54.39	11.7%	VIIe				
<b>Weighted Average</b>							<b>1.8</b>	<b>2.1</b>

**Soil Map**



State: Colorado  
 County: Kiowa  
 Location: 29-20S-53W  
 Township: Haswell  
 Acres: 337.16  
 Date: 11/6/2015



Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c'	Irr Class 'c'	Grain sorghum	Wheat	
44	Wild silt loam, 0 to 3 percent slopes	189.98	56.3%	IvC	IIIe			
20	Kim-Harvey loams, 1 to 3 percent slopes	92.21	27.3%	VIIe	IIIe	13	15	
50	Fort loam, 0 to 3 percent slopes	51.55	15.3%	IvC	IIIe			
32	Singerton-Putney complex, 1 to 10 percent slopes	3.42	1.0%	VIIe				
<b>Weighted Average</b>							<b>3.6</b>	<b>4.1</b>

**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.