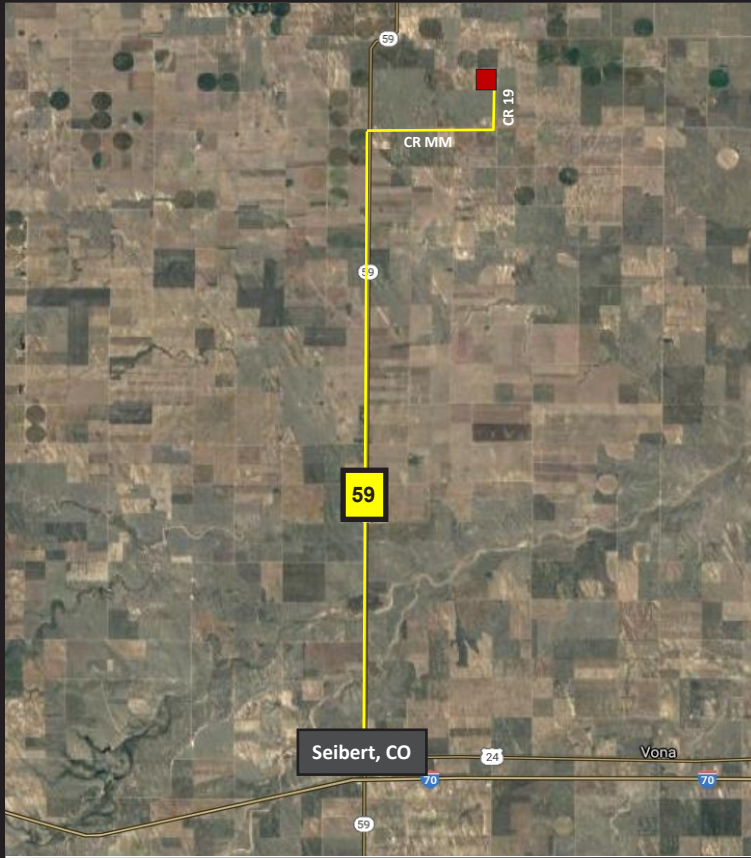


FOR SALE 160 +/- ACRES

Under Contract DRY CROPLAND

C4058

KIT CARSON COUNTY, COLORADO



LOCATION: From Seibert, CO go 17 miles North on HWY 59 to County Rd MM and East 3 miles to County Rd 19 and 1 mile North. **Signs will be posted**

LEGALS: Township 6S, Range 49W, Section 1: SE4

ACREAGE: 160.12 +/- Cropland

CROPS: None

FSA INFORMATION: Cropland Acres - 160 .12 +/-

CROP	BASE ACREAGE	PLC YIELD
Wheat	80	26

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

MINERALS: Mineral rights owned by the Seller are negotiable 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.

PRICE: ~~\$156,000.00~~ **\$147,200.00**

2019 Taxes: \$565.68



Colorado Land
Investments I, LLC

Cary Schlosser - Listing Broker - 719-346-8661
Larry J. Hostetler - Managing Broker - 719-346-8661
(Office) or 719-346-8662 (Cell Phone)

Aerial Map



Map Center: 39° 33' 29.11, -102° 49' 28.44



1-6S-49W
Kit Carson County
Colorado



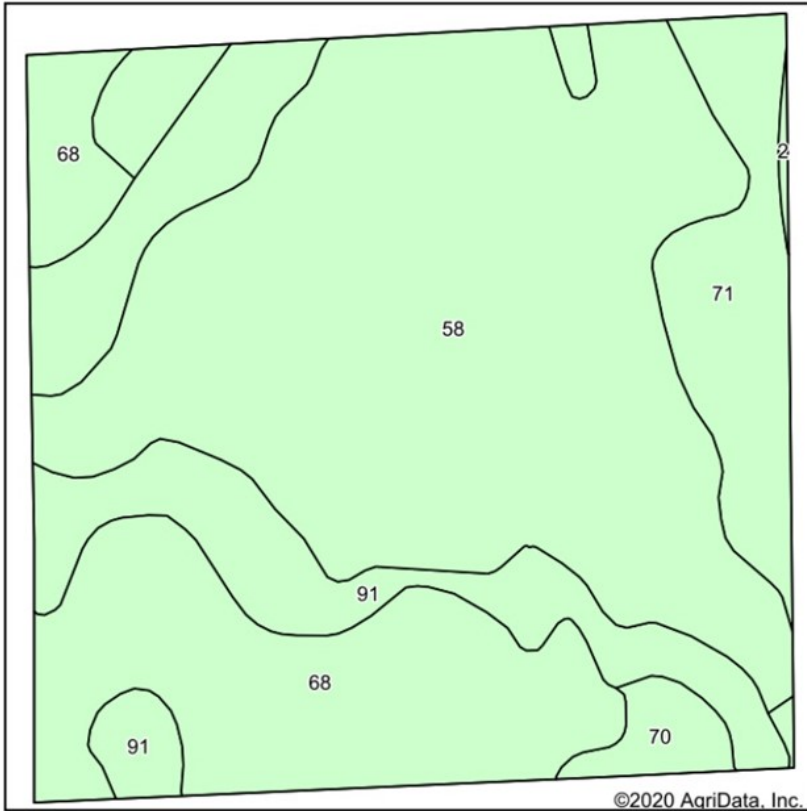
7/9/2020

Maps Provided By:

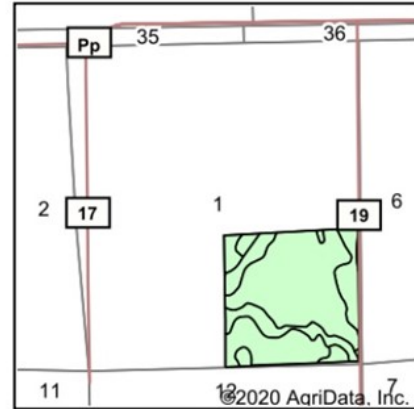
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Kit Carson**
 Location: **1-6S-49W**
 Township: **Flagler**
 Acres: **160.12**
 Date: **7/9/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Dry pinto beans	Sunflowers	Wheat	*n NCCPI Soybeans
58	Nunn sandy clay loam, 1 to 3 percent slopes, eroded	79.97	49.9%	IIle	Ile	700	800	32	27
68	Platner loam, 0 to 3 percent slopes	33.36	20.8%	IVs	IIIls				37
91	Wages loam, 2 to 6 percent slopes	26.10	16.3%	VIe	VIe				36
71	Rago-Weid silt loams, 0 to 2 percent slopes	17.13	10.7%	IIc	Ile	900	1000	38	43
70	Rago silt loam, 0 to 2 percent slopes, occasionally flooded	2.97	1.9%	IIIw	IIw	750	900	35	38
2	Ascalon sandy loam, 3 to 5 percent slopes	0.59	0.4%	IVc	IIIle				21
Weighted Average						459.8	523.2	20.7	*n 32.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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