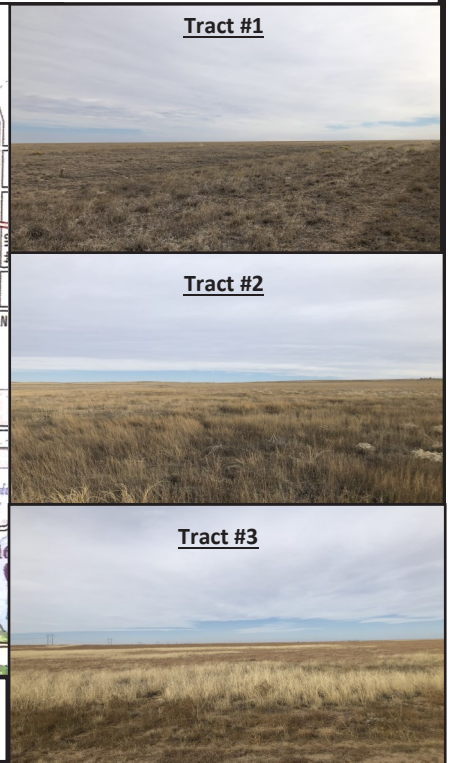
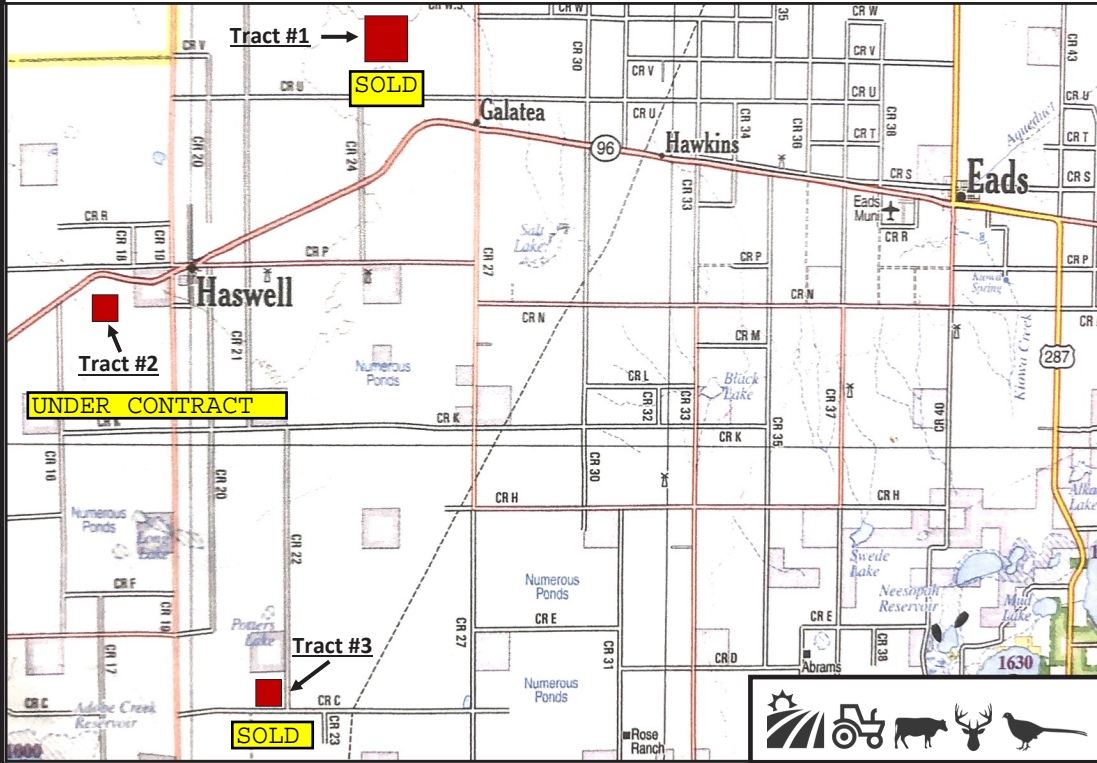


# FOR SALE 968.92 +/- ACRES CRP & EXPIRED CRP

## KIOWA COUNTY, COLORADO



**LOCATION:** Tract #1 is located 4.5 miles NW of Galatea, CO, Tract #2 is located 1 mile NW of Haswell, CO and Tract #3 is located 14 miles S. of Galatea along HWY 96. **Signs will be posted.**

**LEGALS:** Township 18 South, Range 52 West Section 35: SW4, Township 21 South, Range 51 West Section 21: SE4, Township 17 South, Range 51 West Section 36: All

**FSA INFORMATION:**

<b>Tract #1:</b> Expiration: 9/30/2020	Acres Enrolled: 654.68
Rate/Acres: \$36.59	Ann. Payment: \$23,955.49
<b>Tract #2:</b> Expiration: 9/30/2022	Acres Enrolled: 154.91
Rate/Acres: \$37.33	Ann. Payment: \$5,783.00
<b>Tract #3:</b> Expiration: 9/30/2022	Acres Enrolled: 159.33
Rate/Acres: \$39.01	Ann. Payment: \$6,056.00

\*Note: Mid-Contract management has been completed

**CRP INFORMATION:** Contract on Tract #1 expires 9/30/2020. Buyer (s) will receive 100% of the 2021 & 2022 CRP payments on Tract #2 & #3.

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

**POSSESSION:** At Closing

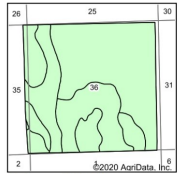
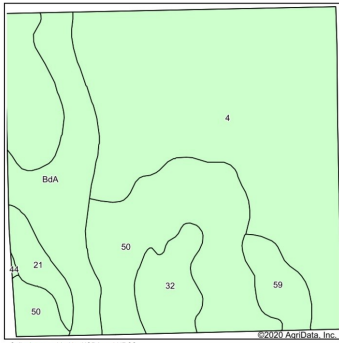
**TAXES:** Seller will pay taxes for all of 2019 and prior years. Taxes for 2020 will be prorated to the date of closing.

<b>TRACT #1 SOLD</b>	<b>Price: \$294,606.00</b>	2019 Taxes \$1158.00
<b>TRACT #2 UNDER CONTRACT</b>	<b>Tract #2 Price: \$77,455.00</b>	2019 Taxes \$217.00
<b>TRACT #3 SOLD</b>	<b>Tract #3 Price: \$79,665.00</b>	2019 Taxes \$232.82



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)

**Soils Map**



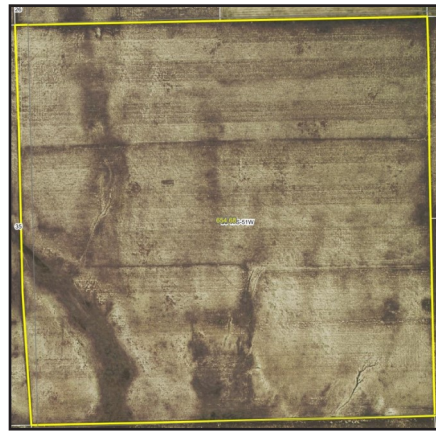
State: **Colorado**  
 County: **Kiowa**  
 Location: **36-17S-51W**  
 Township: **Haswell**  
 Acres: **654.68**  
 Date: **10/14/2020**



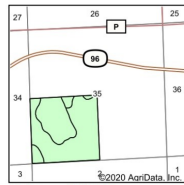
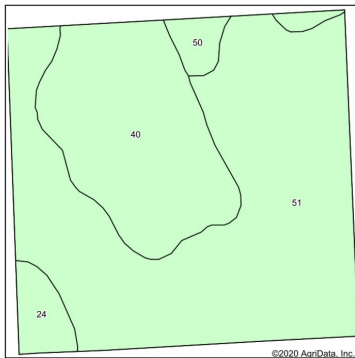
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class %	Irr Class %	Grain sorghum	Wheat	% NCCPI Soybeans
4	Baca-Wiley complex, 0 to 2 percent slopes	356.88	54.5%	IIVe	IIIe	16	21	41
50	Fort loam, 0 to 3 percent slopes	134.91	20.8%	IIVc	IIIe			18
B4A	Basid silt loam, 0 to 3 percent slopes	85.29	13.0%	IIVc	IIIe			21
32	Singerlon-Pultney complex, 1 to 10 percent slopes	33.74	5.2%	VIIe				11
59	Marvel silt loam, warm, 0 to 3 percent slopes	24.53	3.7%	IIVc	IIIe			24
21	Kim-Harvey-Stoneham loams, 1 to 3 percent slopes	18.82	2.9%	VIIe	IIIe	13	15	25
44	Wild silt loam, 0 to 3 percent slopes	0.56	0.1%	IIVc	IIIe			15
			<b>Weighted Average</b>			<b>10.2</b>	<b>11.9</b>	<b>% 31</b>

**Tract #1**



**Soils Map**



State: **Colorado**  
 County: **Kiowa**  
 Location: **35-18S-52W**  
 Township: **Haswell**  
 Acres: **154.91**  
 Date: **10/14/2020**



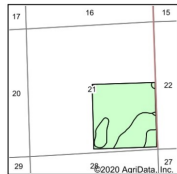
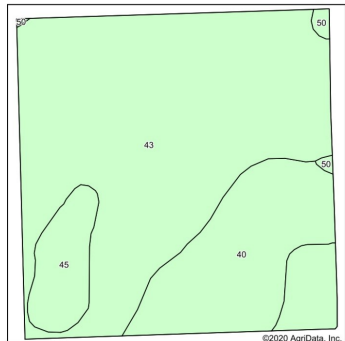
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class %	Irr Class %	% NCCPI Soybeans
51	Fort sandy loam, 0 to 5 percent slopes	100.01	64.6%	IIVe	IIIe	19
40	Vorid-Fort sandy loams, 1 to 9 percent slopes	44.28	28.6%	VIIe	IVe	16
24	Manzanola silty clay loam, saline, 0 to 2 percent slopes	5.74	3.7%	IIVc	IIIe	16
50	Fort loam, 0 to 3 percent slopes	4.88	3.2%	IIVc	IIIe	18
			<b>Weighted Average</b>			<b>% 18</b>

**Tract #2**



**Soils Map**



State: **Colorado**  
 County: **Kiowa**  
 Location: **21-20S-51W**  
 Township: **Haswell**  
 Acres: **159.33**  
 Date: **10/14/2020**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class %	Irr Class %	Com	Grain sorghum	Millet	Sunflowers	Winter wheat fallow	% NCCPI Soybeans
43	Olney sandy loam, 0 to 3 percent slopes	113.04	70.9%	IIVc	IIIe	4	2	2	63	2	16
40	Vorid-Fort sandy loams, 1 to 9 percent slopes	33.93	21.3%	VIIe	IVe						16
45	Vorid sandy loam, 0 to 5 percent slopes	11.21	7.0%	IIVc	IIIe						14
50	Fort loam, 0 to 3 percent slopes	1.15	0.7%	IIVc	IIIe						18
			<b>Weighted Average</b>			<b>2.8</b>	<b>1.4</b>	<b>1.4</b>	<b>44.7</b>	<b>1.4</b>	<b>% 15.9</b>

**Tract #3**



**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.