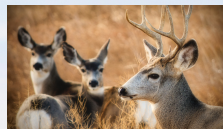


FOR SALE

302.29 ACRES CRP LAND

C4063

KIT CARSON COUNTY, COLORADO

**LOCATION:**

Subject property is located 12 miles N. of Seibert, CO on HWY 59. Signs will be posted.

LEGALS:

W2 of Section 34, Township 6 South, Range 49 West

FSA INFORMATION: FSA Farmland Acres: 302.29

Expiration: 9/30/2026 Acres Enrolled: 302.29

Rate/Acres: \$36.13 Ann. Payment: \$10,922.00

*Note: Mid-Contract management has not been completed

CRP INFORMATION:

The 2021 CRP payment will be prorated to the date of closing and all future payments to the buyer.

MINERALS:

Seller owns 100% of the Minerals Rights on the subject property and are negotiable.

POSSESSION:

Upon delivery of deed

TAXES:

Seller will pay taxes for all of 2020 and prior years. Taxes for 2021 will be prorated to the date of closing.

PRICE: \$250,000.00

2020 Taxes: \$1,055.84

Property Details:

- Located 12 miles N. of Seibert, CO with HWY 59 frontage running along the western border
- Enrolled in CRP until 2026
- \$10,922.00 annual CRP payment
- Hunting - Mule/White Tail Deer, Pronghorn & Pheasants
- Pheasants Forever Habitat Enhancements
- Beautiful Rolling CRP Grass w/ Elevation Changes and 1.23 +/- miles of dry creek bottom
- Fencing on all four borders



Colorado Land
Investments I, LLC

**Cary Schlosser - Listing Broker**

230 14th Street

Burlington, CO 80807

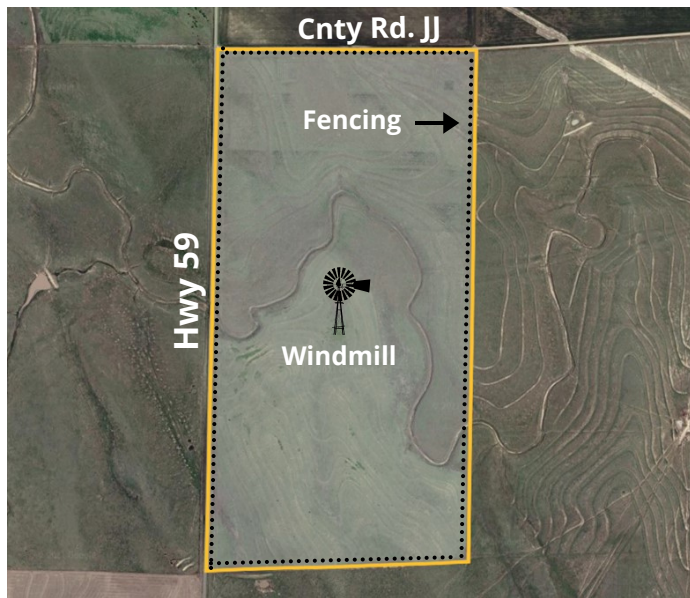
Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

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.



Improvements & Conservation Enhancements:

- Windmill has been updated and rebuilt in 2012 and the well pump replaced in 2005
- Stock tank (16"x24') was sealed coated with rust preventive and new drain added
- Half mile of new fencing with a 16' tubular gate and a 20' wire gate added
- Covered Wildlife Guzzler facility with 250 gallon tank
- 150 acres of CP4D pheasant habitat grass mix added
- 155 acres of Alfalfa with switch grass added
- 20 acres of pollinator habitat added
- Numerous shrubs planted (Easter Red Cedar, CottonEaster, Juniper, Plum, Golden Currants, Sumac & Oak)
- Two pheasant forever habitat thickets added



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

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.