

FOR SALE

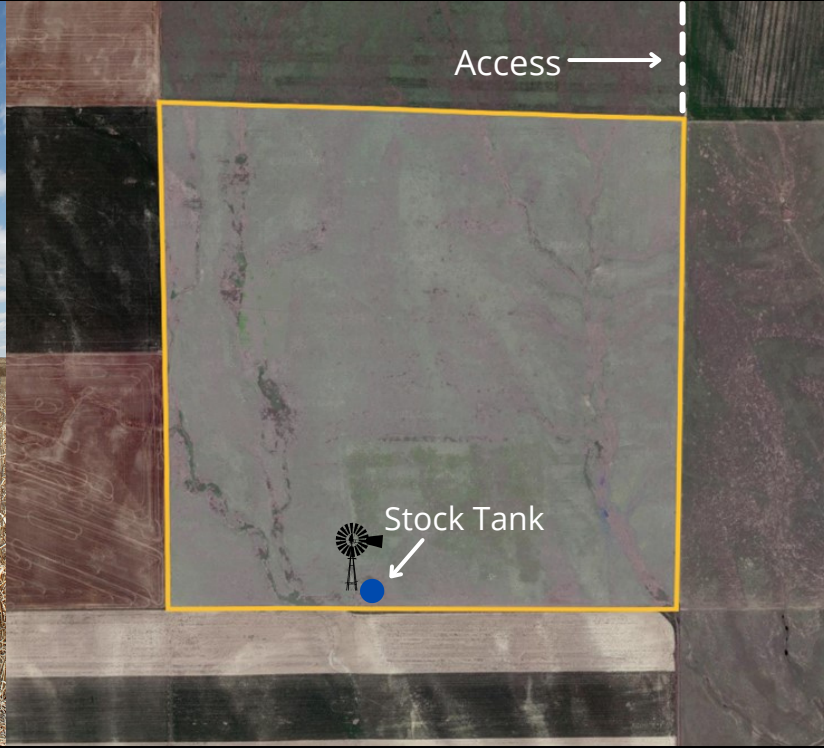
628.67 ACRES CRP LAND

C4064

CHEYENNE COUNTY, COLORADO



- New Wind Lease
- New 15 Year Lesser Prairie Chicken CRP Contract (Pending Approval)



LOCATION:

Subject property is located 7 miles N. of Arapahoe, CO. Signs will be posted.

LEGALS:

All of Section 32, Township 12 South, Range 42 West

FSA INFORMATION:

FSA Farmland Acres: 628.67
Expiration: 9/30/2021 Acres Enrolled: 628.67
Rate/Acres: \$36.21 Ann. Payment: \$22,764.00
*Note: Mid-Contract management has been completed

CRP INFORMATION:

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

MINERALS:

All Minerals Rights owned by the seller, if any, will convey to the buyer.

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: \$799,000.00

2020 Taxes: \$1,003.97

Property Details:

- Located 16.5 miles NE of Cheyenne Wells, CO, 7 miles N. of Arapahoe, CO and 32 SE of Burlington, CO
- Enrolled in CRP until 2021
- \$22,765.00 annual CRP payment
- Hunting Opportunities - Deer, Upland Bird & Small Game Hunting
- Stock Water Well & Partial Fencing
- Wind Potential - New Wind Lease
- New Lesser Prairie Chicken CRP Contract \$26,627.20/year (Pending Approval)
- Good Soils with the potential to farm if not re-enrolled in CRP



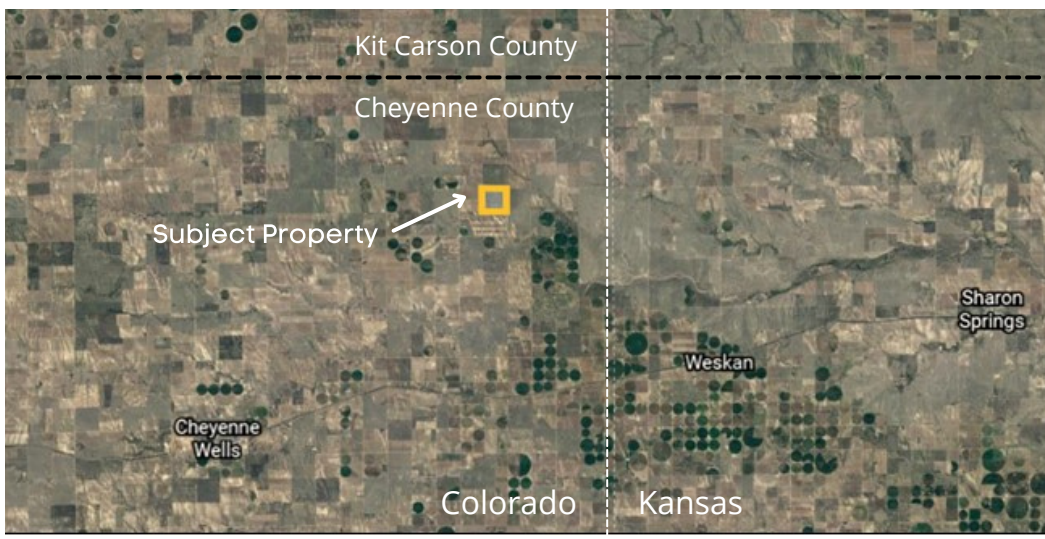
Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

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