

FOR SALE

4646 +/- ACRES

LC1553

EASTERN COLORADO RANCH

CROPLAND - GRASS - IMPROVEMENTS

KIT CARSON COUNTY, COLORADO



LOCATION:

Subject property is located approximately 5 miles North of of Seibert, CO off of HWY 59 and County Road AA. Property is on the East side of HWY 59.

LEGALS:

SE 35-7S-49W; W2SW 1, All 2, All 3, N2 10, N2 11, All 13 & All 24-8S-49W; W2 7 & W2 18-8S-48W

FSA INFORMATION:

Cropland Acres: 2136.1 +/-, Native Grass Acres: 2478 +/-

Cropland Acres	Wheat Base/PLC Yld.	Corn Base/PLC Yld.	Total Base
2136.01	380.37/44	896.03/138	1276.4

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA Regulations. Wheat & Corn are enrolled in ARC-IC.

CROPS:

569 acres planted to corn and 1531 acres planted to wheat.

MINERALS:

50% of the mineral rights owned by the seller will convey to the buyer.

IMPROVEMENTS:

Property includes a 2144 sq. ft. home, barn, shop, shed, chicken coop, corrals, two (2) 10,000 bushel grain bins & feed mill. **Note: All improvements are "As Is" "Where Is" with no warranties, either expressed or implied.**

POSSESSION:

Subject to tenant lease.

TAXES:

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

PRICE: \$6,000,000.00

2020 Taxes: \$6,532.20



Colorado Land Investments I, LLC

Larry Hostetler - Managing Broker

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Burlington, CO 80807
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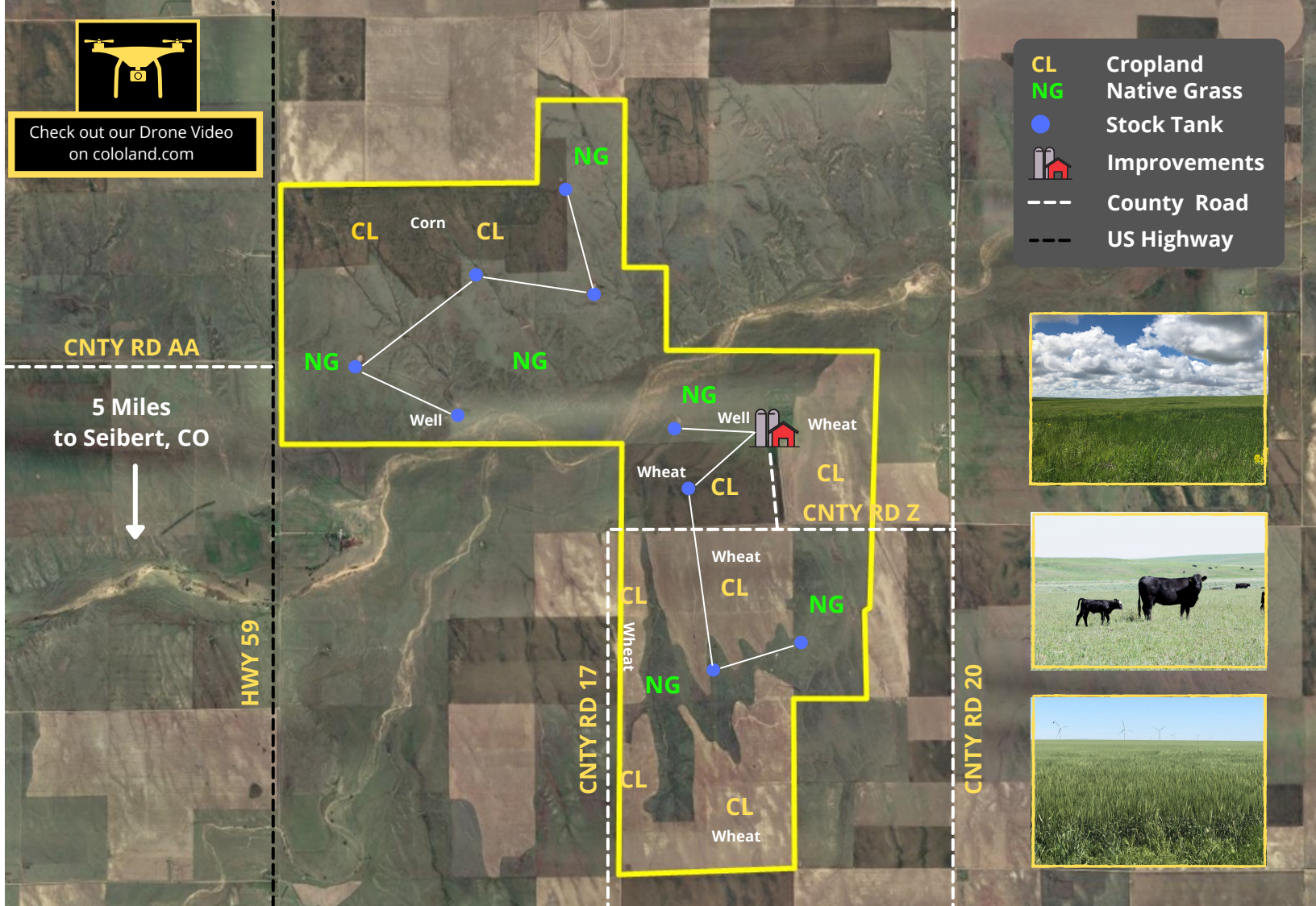
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Check out our Drone Video on cololand.com

- CL Cropland
- NG Native Grass
- Stock Tank
- Improvements
- County Road
- US Highway



Property Details:

- Beautiful Eastern Colorado Ranch located 5 miles North of Seibert, CO with 1.5 miles of highway frontage along 59, good county road access and grain storage facilities within 5 miles.
- Great addition to any farming operation and is ideal for self sustainable ranch.
- 2136 +/- acres of highly productive dry land.
- 2478 +/- pasture land with good fencing and underground water piping to stock tanks.
- Two (2) submergible wells for stock tanks and home.
- Property includes a 2144 sq. ft. home, barn, 40x60 quonset, corrals, garage/shed, chicken coop, two (2) 10,000 bushel grain bins & feed mill.
- Moderate taxes
- Hunting Opportunities - Deer, Pronghorn, upland birds & small game.
- For more information or to schedule a showing contact Larry Hostetler at 719-342-0665 or Cary Schlosser at 719-349-0478.



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