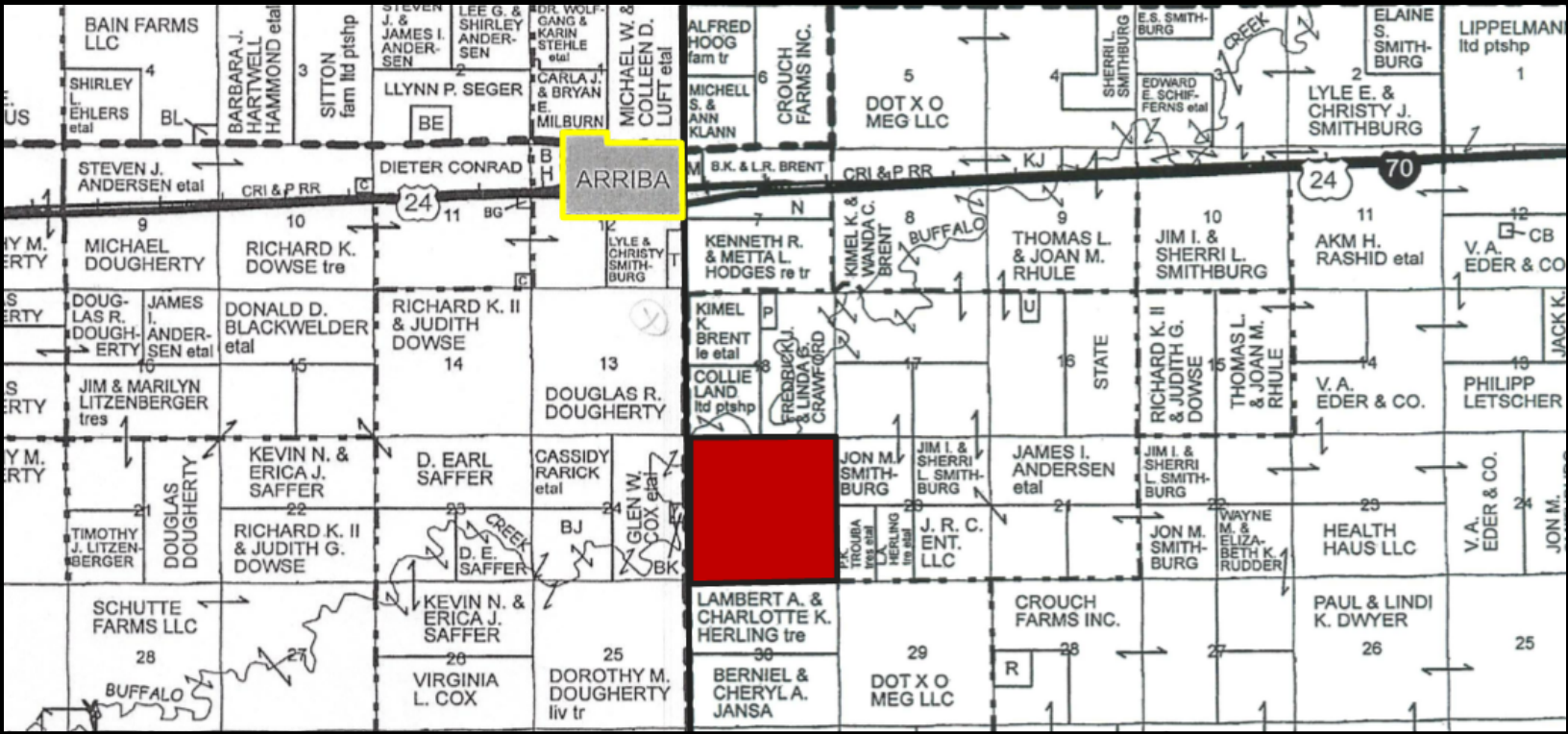


FOR SALE

639 ACRES

L1554

LINCOLN COUNTY, COLORADO



LOCATION:

Subject property is located 1.5 miles South of Arriba, CO.

LEGALS:

All of Section 19, Township 9 South, Range 52 West.

FSA INFORMATION:

576.1 +/- acres of CRP and 62.9 +/- acres of grass/roads.

Expiration: 9/30/2022 Acres Enrolled: 576.1

Rate/Acres: \$32.06 Ann. Payment: \$18,470.00

CRP INFORMATION:

The 2022 CRP payment to be prorated. Seller will renew property in CRP, new contract @ \$38.00/acre for ten years starting in 2023.

MINERALS:

All Mineral 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 2021 and prior years. Taxes for 2022 will be prorated to the date of closing.

PRICE: \$547,295.00

Taxes: \$1,249.96

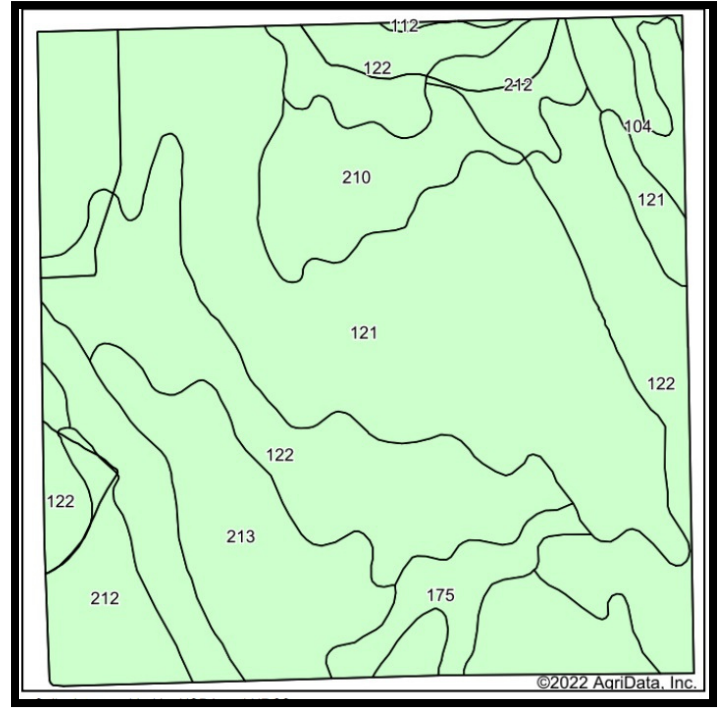


Colorado Land Investments I, LLC

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230 14th Street
Burlington, CO 80807
Office: (719) 346-8661

www.cololand.com

NOTICE TO PROSPECTIVE 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.



Area Symbol: CO073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Annual hay crop Tons	Grain sorghum Bu	Millet Bu	Sorghum hay Tons	Wheat Bu	*n NCCPI Soybeans
121	Colby silt loam, 3 to 9 percent slopes	245.31	38.8%	Vle	Vle						44
122	Colby-Weld silt loams, 1 to 5 percent slopes	177.42	28.0%	Vle	Vle						40
213	Weld silt loam, 0 to 3 percent slopes	83.96	13.3%	IIIc	Ile						47
212	Wages-Karval complex, 6 to 15 percent slopes	50.29	7.9%	Vle							26
210	Wages loam, 6 to 12 percent slopes	38.65	6.1%	Vle							30
175	Rago silt loam, 0 to 2 percent slopes, rarely flooded	20.05	3.2%	IIIc		1.5	25	30	1.5	32	39
104	Ascalon sandy loam, 3 to 5 percent slopes	16.41	2.6%	IVc	IIIe						22
112	Bankard-Glenberg complex, 0 to 3 percent slopes, moist, occasionally flooded	0.88	0.1%	IVe	IVe						21
Weighted Average				5.45	4.36	*-	0.8	1	*-	1	*n 40.2

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



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