

FOR SALE 155.09 +/- ACRES CROPLAND

C4074

KIOWA COUNTY, COLORADO



LOCATION:

Subject property is located approximately 3.5 miles SW of Eads, Colorado **Signs will be posted.**

LEGALS:

SE4 of section 32, township 18 south, range 48 west of the 6th P.M. - Kiowa County, CO

FSA INFORMATION:

FSA Cropland Acres: 155.09 - FSA Farmland Acres: 155.09

Cropland Acres	Wheat Base/PLC Yld.	Total Base
155.09	76.10/37	76.10

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA Regulations.

CROPS:

Wheat on the S2 and Wheat Stubble on the N2.

MINERALS:

Seller will convey 100% of their mineral interest, if any, on the subject properties.

WIND LEASE:

Seller will convey 100% wind lease payments to the buyer upon closing. The 2023 wind lease payment will be prorated to the date of closing.

POSSESSION:

Subject to tenant lease

TAXES:

Seller will pay taxes for all of 2022 and prior years. Taxes for 2023 will be prorated to the date of closing.

PRICE: \$158,000.00
2022 Taxes: \$297.14

Property Details:

- Productive
- Tillable acreage
- Wind Lease in place
- 100% of mineral rights convey
- Low taxes
- County road access
- Great addition to farm operation



Colorado Land Investments I, LLC



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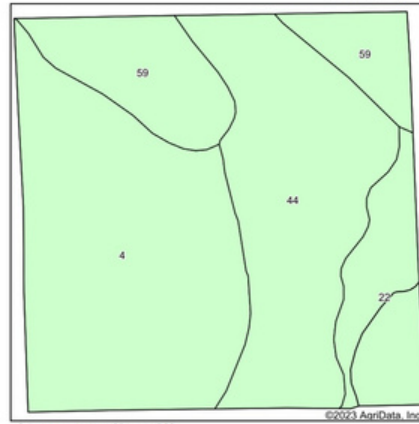
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NOTICE TO PROSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, 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 Sellers Agent in the Sale of subject property.

Aerial Map



Soils Map



State: Colorado
 County: Kiowa
 Location: 32-18S-48W
 Township: Eads
 Acres: 155.09
 Date: 4/5/2023

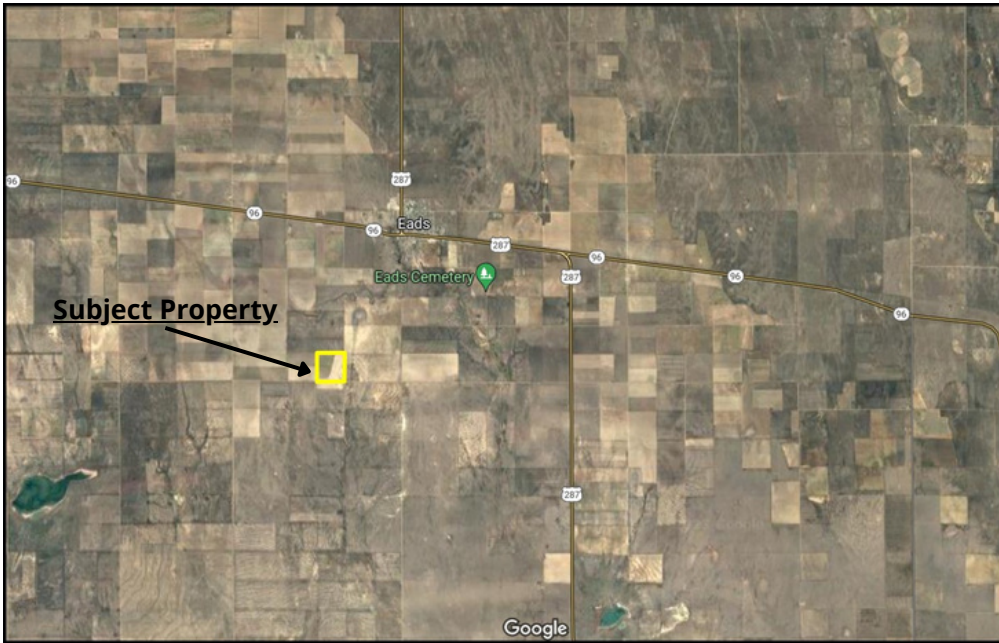


Soils data provided by USDA and NRCS

Area Symbol: CO061, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-irr Class %	Irr Class %	Grain sorghum Bu	Wheat Bu	% NCCPI Soybeans		
4	Baca-Wiley complex, 0 to 2 percent slopes	64.82	41.8%		I/ve	18	21	41		
44	Wild silt loam, 0 to 3 percent slopes	48.14	31.0%		I/VC			19		
59	Manvel silt loam, warm, 0 to 3 percent slopes	25.12	16.2%		I/VC			23		
22	Kim-Stoneham-Larimer loams, 3 to 12 percent slopes	17.01	11.0%		I/ve	15	17	22		
Weighted Average						4.00	2.27	9.2	10.6	*n 29.2

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



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