

FOR SALE 635.36 +/- ACRES CROPLAND

WASHINGTON COUNTY, COLORADO



LOCATION:

Subject property is located approximately 42 miles North of Limon, CO and 77 miles East Aurora, CO. NW corner of Cnty Rd. 20 & D.

LEGALS:

All of section 28, township 2 south, range 56 west of the 6th P.M.

FSA INFORMATION:

Cropland Acres: 635.36 +/-

Cropland Acres	Wheat Base/PLC Yld.	Total Base
635.36	326.20/32	326.20

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

CROPS:

Corn on all of the tillable acres (625.75 +/- acres)

MINERALS:

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

POSSESSION:

Subject to tenant lease

TAXES:

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

PRICE: \$1,150,000.00

2022 Taxes: \$1025.84

Property Details:

- Productive
- Tillable acreage
- Good tenant in place
- Low taxes
- County road access
- Great addition to farm operation
- Hunting - deer, pronghorn & small game



Colorado Land
Investments I, LLC



Larry Hostetler- Managing Broker

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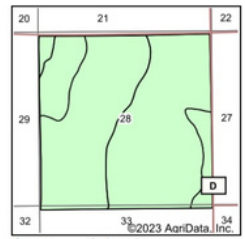
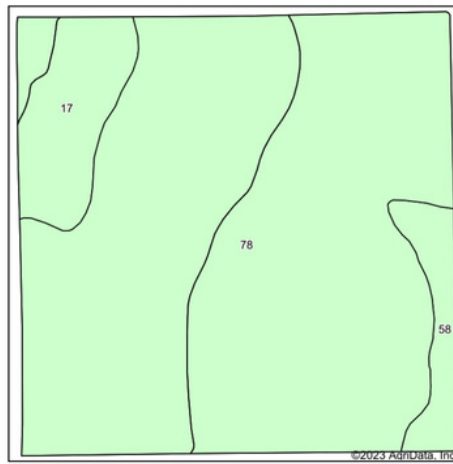
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Broker Owned

Aerial Map



Soils Map



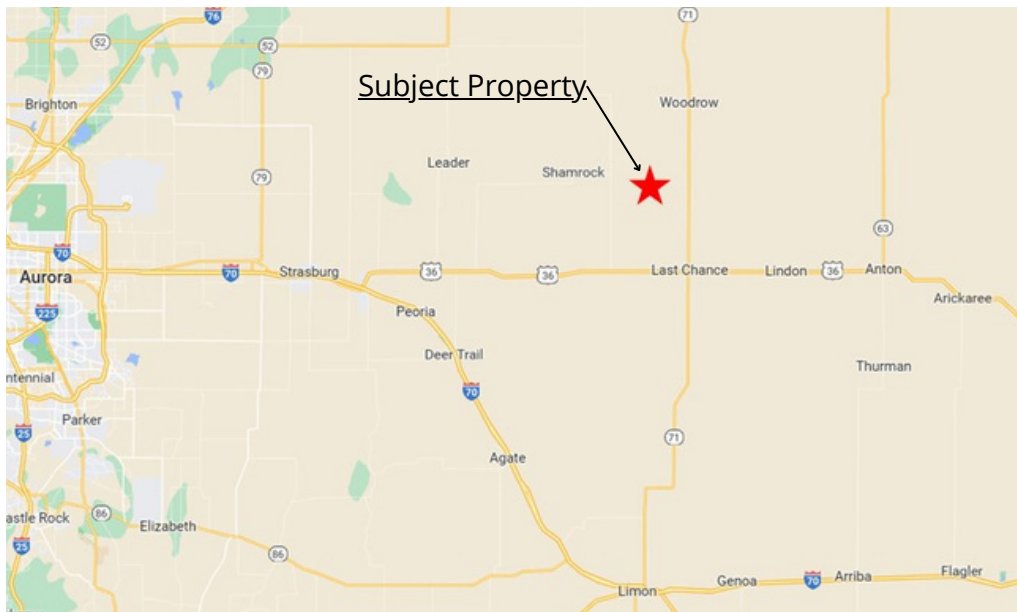
State: **Colorado**
 County: **Washington**
 Location: **28-2S-56W**
 Township: **Linden**
 Acres: **635.36**
 Date: **10/4/2023**



Area Symbol: CO121, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class %	Irr Class %	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
78	Weld silt loam, 0 to 3 percent slopes	541.00	85.1%	Illc	Ile	46	18	22
17	Colby-Norka loams, 5 to 9 percent slopes	64.52	10.2%	Vle	Vle	33	11	20
58	Rago silt loam, 0 to 2 percent slopes	29.84	4.7%	Illc	Ills	38	15	24
Weighted Average				3.30	2.45	*n 44.3	*n 17.1	*n 21.9

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



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