

FOR SALE

3872.18 +/-
DRYLAND/EXPIRED
CRP ACRES

L1557

CHEYENNE COUNTY, COLORADO

LEGAL DESCRIPTION:

TRACT 1: All 6, 7-13S-46W; All 1, S2 2 & N2 12-13S-47W

TRACT 2: S2 12, All 13 & 24-13S-47W

LOCATION:

From Firstview, CO go 2.5 miles North to CR T, West 2 miles to CR 32, North 2 miles to CR V, West 3 miles to CR 29, North 1 mile to CR W. You will then be at the SW corner of Section 24.

FSA INFORMATION:

FSA Cropland Acres: 3872.18

Tract 1 - 2385.66, **Tract 2** - 1486.52

FSA Farmland Acres: 4152.70

Tract 1 - 2543.88, **Tract 2** - 1608.82

Tract	Legal Des.	Wheat Base/PLC	Corn Base/PLC
Tract 2	- S2 12-13-47	43.7A/36	43.7A/61
Tract 2	- All 13-13-47	55.95A/36	55.95A/61
Tract 2	- All 24-13-47	40A/36	40A/61

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

MINERALS:

Seller will reserve 50% of the existing mineral rights.

WELLS:

2 solar wells

GROWING CROP:

Retained by the Seller.

WIND RIGHTS/INCOME:

Seller will convey 100% of the Wind Rights & Wind Turbine Income to the buyer at closing.

POSSESSION:

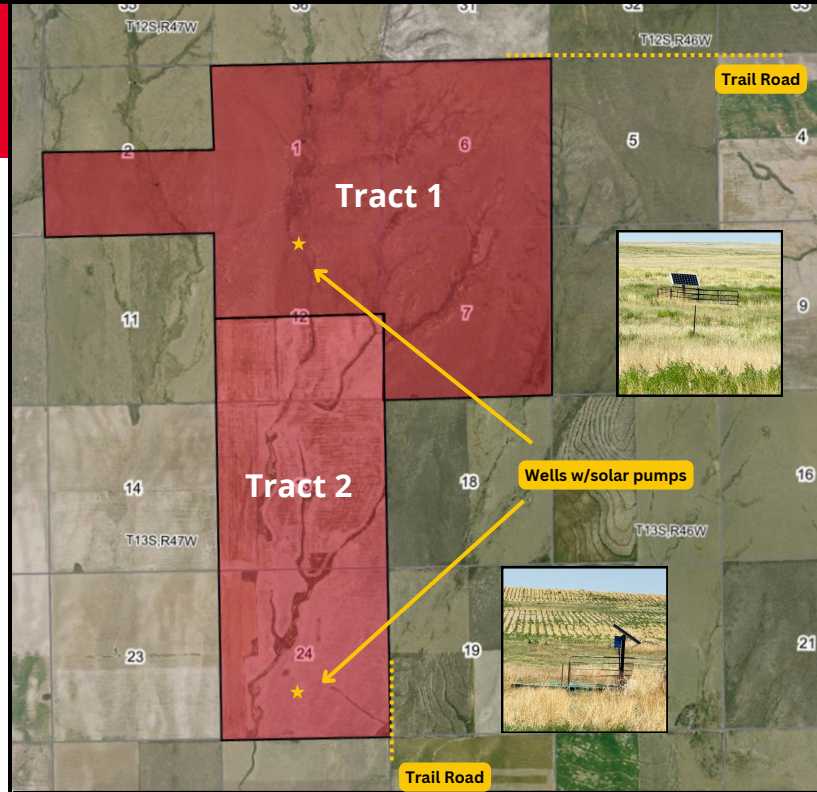
Upon delivery of deed

TAXES:

Seller will pay taxes for all of 2023 and prior years. Taxes for 2024 will be prorated to the date of closing.

PRICE: Tract 1 - \$2,504,943.00 2023 Taxes \$3,130.62

Tract 2 - \$1,560,846.00 2023 Taxes \$1,113.10



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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 Transaction Broker in the Sale of subject property.