

FOR SALE 2499.73 +/- ACRES CROPLAND

KIT CARSON COUNTY, COLORADO

LC1559



LOCATION:

Subject property is located approximately 9.5 miles SW of Bethune. **Signs will be posted**

LEGALS:

All of Section 6 & 7, Township 10 South, Range 45 West and All of Section 1 & 12, Township 10 South, Range 46 West of the 6th P.M. - Kit Carson County, CO

FSA INFORMATION:

Cropland Acres: 2499.73+/- Farmland Acres: 2558.15

Section	Wheat Base/PLC Yld.	Corn Base/PLC Yld.	Total Base
6,7,1 & 12	1145.26/44	309.04/80	1454.30

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

CROPS:

Wheat & Corn - 100% of the crops to the tenant. - Cash lease in place.

MINERALS:

Seller owns 100% of the mineral interest on the subject property. **Minerals are negotiable.**

POSSESSION:

Subject to tenant lease.

TAXES:

Seller will pay taxes for all of 2024 and prior years. Taxes for 2025 will be prorated to the date of closing.

PRICE: \$5,000,000.00

2024 Taxes: \$5358.10 per KCC Assessors

Property Details:

- Highly Productive Soils
- Tillable acreage
- Good tenant in place
- Low taxes
- County road access
- Great addition to farm operation
- All in one block



Colorado Land
Investments I, LLC

Larry Hostetler - Managing Broker

230 14th Street
Burlington, CO 80807
Office: (719) 346-8661
Cell: (719) 342-0665
Email: ljhfarms@hotmail.com
www.cololand.com

Cary Schlosser - Associate Broker

230 14th Street
Burlington, CO 80807
Office: (719) 346-8661
Cell: (719) 349-0478
Email: clschlosser@hotmail.com
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.