

FOR SALE

PRICE REDUCED

1481.72 ACRES IRRIGATED FARM

L1546

KIT CARSON COUNTY, COLORADO

LOCATION: From Bethune, CO take CR 40 11.5 miles North to CR HH. Head West on CR HH 1 mile to CR 39. You will be at the NE corner of Section 5. (See attached map)

LEGALS:

- * NE4 & S2 31-6S-45W, W2 & W2SE4 less 3.62 acre tract 32-6S-45W, N2 5-7S-45W and N2 6-7S-45W

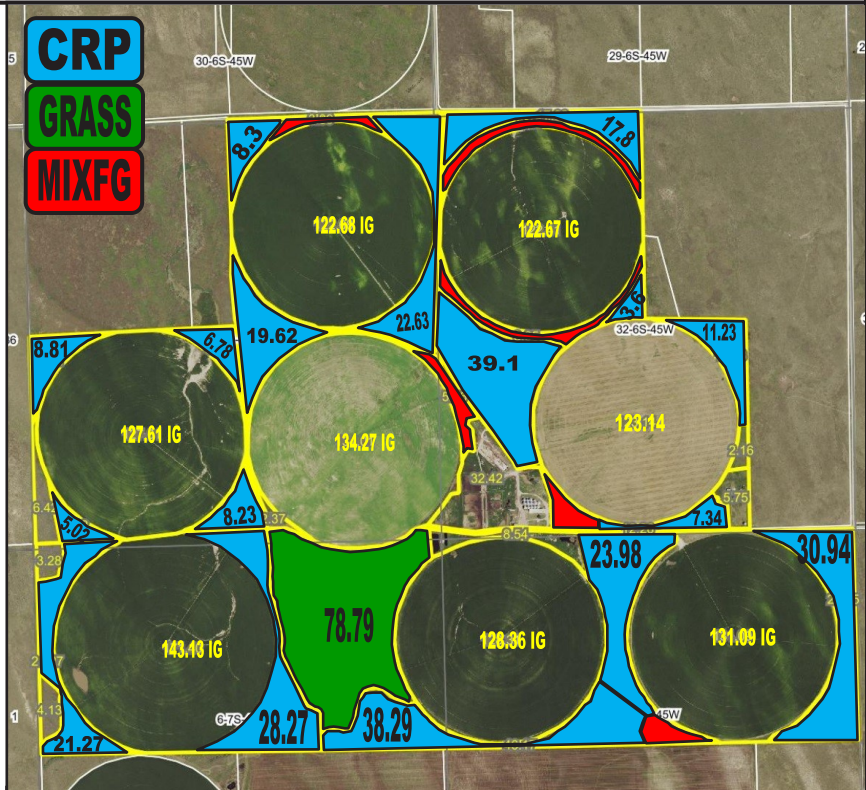
ACREAGE: 1481.72 +/- total acres

- * 301.21 +/- CRP acres (Expires 2021)
- * 1032.95 +/- irrigated acres
- * 78.79 +/- grassland acres
- * 36.35 +/- dryland acres
- * 32.42 +/- improvement acres

Crop	Base Acreage	PLC Yield	ARC/PLC
Wheat	210.22	46	PLC
Corn	859.08	149	ARC-CO
Total Base	1069.3		

WATER RIGHTS: 1 stock well, 1 domestic well, 2 CAFO and 1 small capacity commercial well

Permit	Type	Legal	GPM
18354-FP	Irrigated	NWNE31-6-45	600
19246-FP	Irrigated	NESW 31-6-45	700
12763-F	Irrigated	SWSE 32-6-45	1000
24224-FP	Irrigated	NENW 32-6-45	450
19245-F	Irrigated	NENW 6-7-45	550



POSSESSION: At closing

TAXES: 2018 Taxes—\$21,825.90—The 2018 taxes will be paid by the Seller, 2019 taxes will be prorated to the date of closing.

**PRICE: ~~\$5,000,000.00~~
\$4,200,000.00**

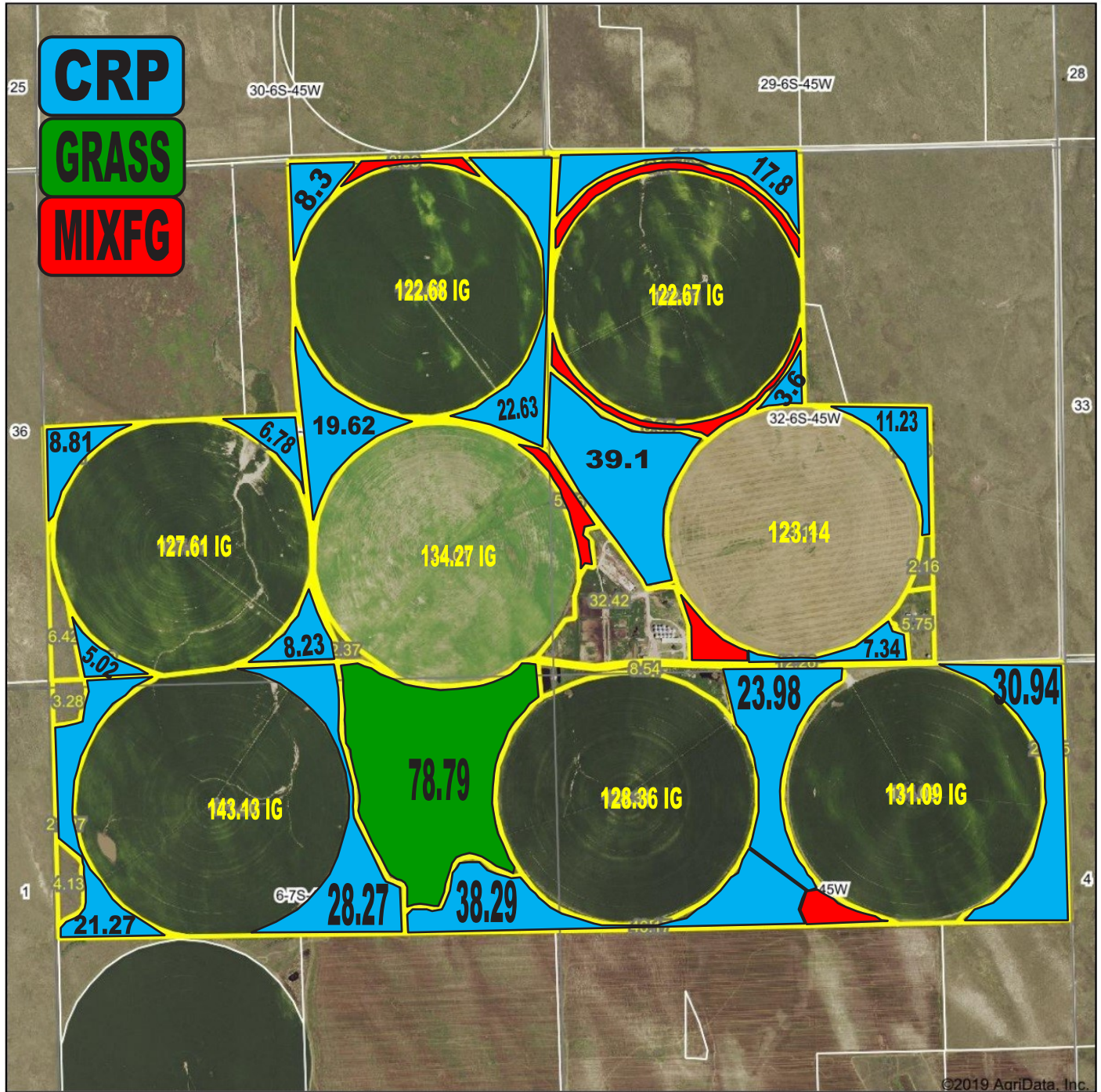
Larry J. Hostetler - Managing Broker
719-346-8661 (Office)
Cary Schlosser—Associate Broker,
719-349-0478 (M)



COLORADO LAND
INVESTMENTS I, LLC

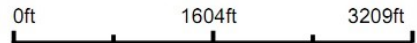
Dan Slinger—Associate Broker,
719-349-1430 (M)
Ryan Niebur, Associate Broker,
719-342-2711 (M)

Aerial Map



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map center: 39° 28' 44.63, -102° 27' 50.64



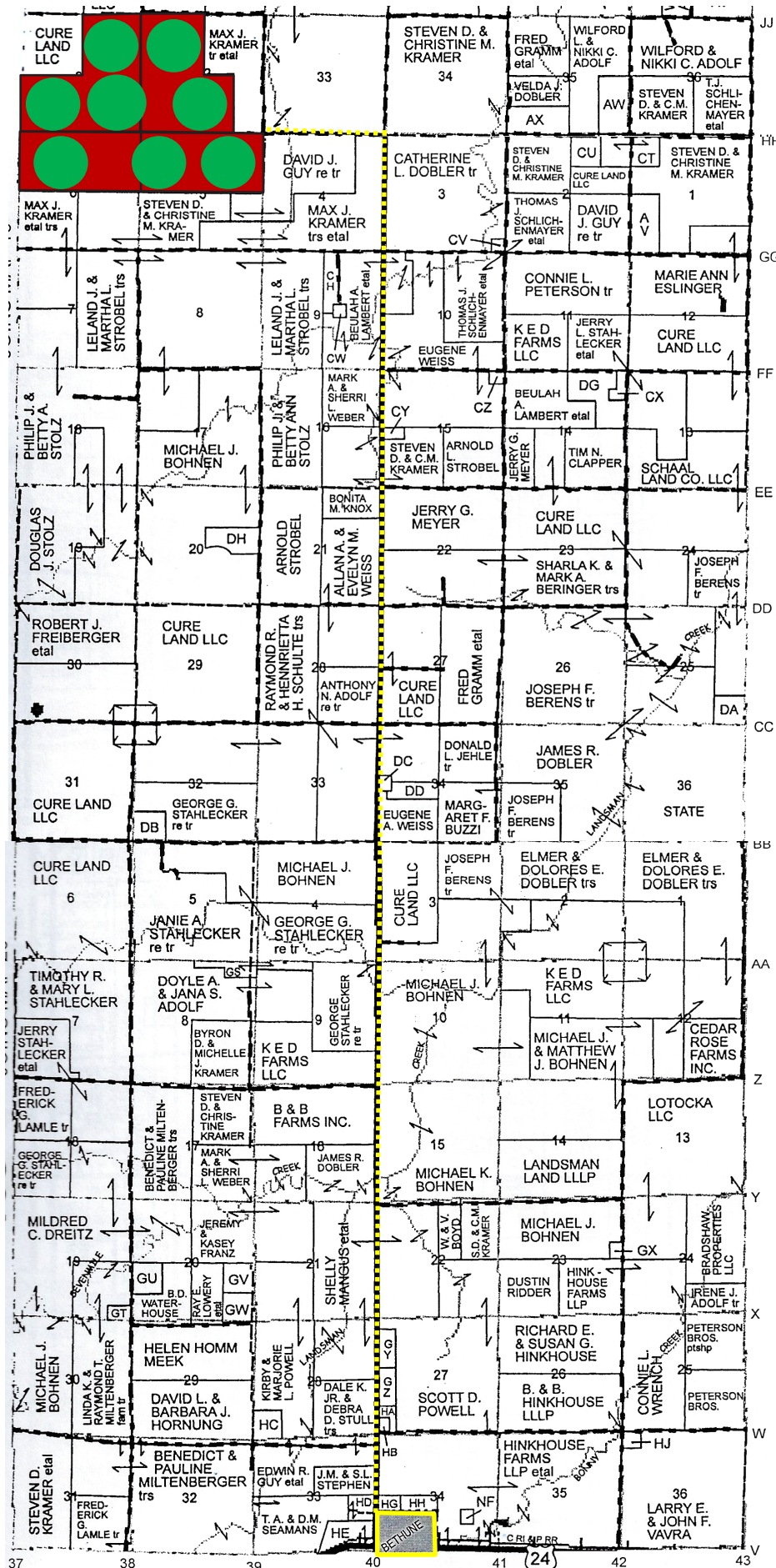
31-6S-45W
Kit Carson County
Colorado



1/28/2019

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.





Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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