

FOR SALE

245 ACRES DRYLAND

L1548

LINCOLN COUNTY, COLORADO

LOCATION: From Arriba, CO take CR 43 South 6 miles. Head East on CR 3b for 3 miles to CR 46. You will be at the SE corner of the property. (See attached map)

LEGALS: Township 10 South, Ranger 52 West, Section 4: SE4 & S2NE4

ACREAGE: 245.28 +/- dryland acres

MINERALS: None.

WATER: None.

POSSESSION: Possession of the millet stubble and wheat stubble will be at closing.

CROPS: The Buyer will receive 1/3 of the 2019 planted wheat.

TAXES: The 2018 taxes will be paid by the Seller, 2019 taxes will be prorated to the date of closing.



PRICE: \$183,960.00

2018 TAXES: \$632.96



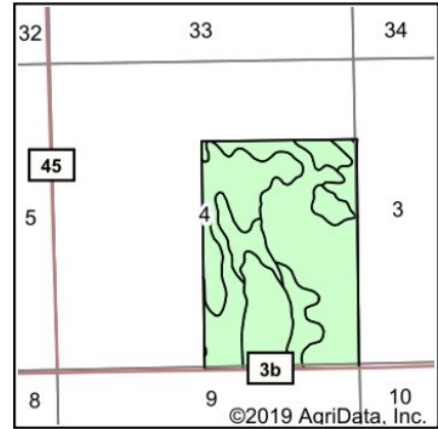
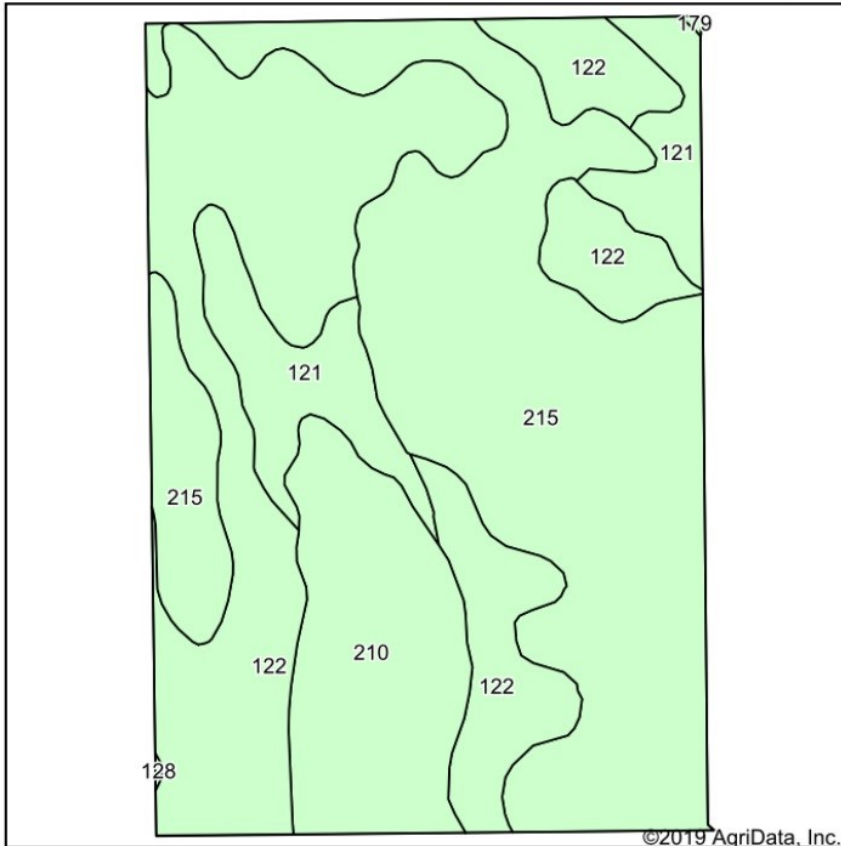
COLORADO LAND
INVESTMENTS I, LLC

Driven by Integrity, Guided by Experience

Larry J. Hostetler, Managing Broker,
719-342-0665 (M)
719-346-8661 (o)

www.cololand.com • 230 14th St, Burlington, CO 80807 • info@cololand.com

Soils Map



State: **Colorado**
 County: **Lincoln**
 Location: **4-10S-52W**
 Township: **Hugo**
 Acres: **245.28**
 Date: **8/21/2019**



Soils data provided by USDA and NRCS.

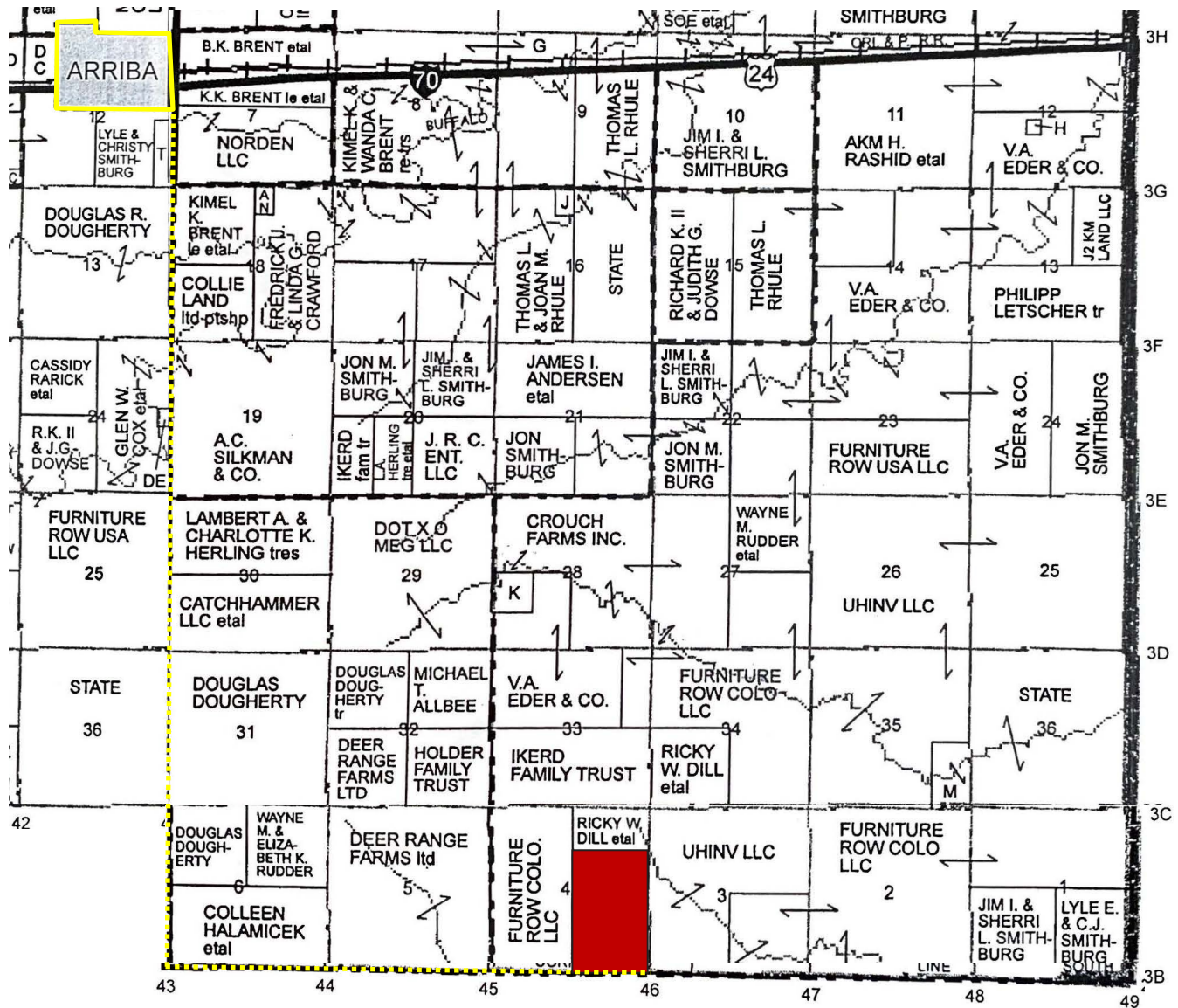
Area Symbol: CO073, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Annual hay crop	Grain sorghum	Millet	Sorghum hay	Wheat	*n NCCPI Soybeans
215	Wiley silt loam, 0 to 3 percent slopes	104.11	42.4%	IIIe		1.5	20	27	1	30	34
122	Colby-Weld silt loams, 1 to 5 percent slopes	86.32	35.2%	VIe	VIe						40
210	Wages loam, 6 to 12 percent slopes	32.34	13.2%	VIe							30
121	Colby silt loam, 3 to 9 percent slopes	22.30	9.1%	VIe	VIe						43
179	Sampson loam, 0 to 2 percent slopes, rarely flooded	0.12	0.0%	IIIc		1.5	25	30	2	28	34
128	Fort Collins-Razor, moist, complex, 5 to 15 percent slopes	0.09	0.0%	VIe							22
Weighted Average						0.6	8.5	11.5	0.4	12.7	*n 36.4

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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

NOTICE TO PERSPECTIVE 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.