FOR SALE 160 +/- ACRES CRP LAND

KIOWA COUNTY, COLORADO

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30	-	RURAL LEGACY etal 29	6	ROBERT G. WEBER 28 PAG	DONALD WEBER	, _{RAD}	BOAD - 2		177 80 80		BH 11 SCO	HOPKINS,	C LAND INC.		CHARLES & JOAN HAWKINS INC. etal 20 DELMAS &	
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THOM	FEEN	92 BRANDON FARMS INC.		- 33	SCH- NEDER FARMS		- 6		36 EVERETT W. TALLMAN		3 11 ROGER	32 SCO INC.	30 STUART FARMS INC.	JJ. SCHNEIDER FARMS LLLP	35	
6				KELU D. BERRY	ARMS SPUTTER		SCH NEIDER FARMS	DENIS J & T. M WEDED	EVERETT W.		NOSE I MALAN	ROGER MALAN	STUART FARMS INC.	JJ SCH NECER FARMS LLUP 3	ARINA FARMS LLLP 2	11 42
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7	ELLS			FRANK A. SCHLERETH 9 ·	LARRY A. KOELLER etal 10		LUGENE K & JUDITH M SPLITTER		C & J FARMS INC. 12 W E T FARMS		MARK L. ROBERTSON etal J. J. SCHNEIDER	8 HENRY	9	STUART FARMS INC. 10	MAARK & DIANE SAND- ERS	XNG
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TA WITZ						RICK L SKIM-	EDITH KOEL	EY J. &	JJ BCH NEEDER FARMS	E COFF.	CORAE MAN MARVIN J.		HARLEY J. &	ROBERTA M. RENICK tr etal		
190	DER FARMS	BENBROOK FARMS LLC	JASON SYNAR USANAS	BARBARA SYNAR		BERLY 5 HAR- RIS	LARRY R KOEL LER etal	RICHARD L SPLIT- TER Ve	REBEC	A JAOM KOELLER	& GAIL M. KOELLER 19 W E T FARMS	STUART FARMS INC. 20	I EDITH E. I KOELLER trs 21	ERNA B	23 RONALD &	
J		CORP. FA	10	J J SCHNEIDER	<u> </u>	A JOANN HARRS		EUGENE	VIEN 1	WET FAR- WE INC	INC.	1		ANDREWS tr etal	SHIRLEY BULLER &	
	ARLA DALE PECHT	VIET FARMS CC	RICHARD SALZMAN etal	PARMS LLLP 28	-	1	MARK J. MORROW	K & JUCITH M SPUTTER 26 WET FARMS INC =			II H x 30 II LARRYA II KOELLER		II 28 II 11	27 KATHRYN M. WEBER SPECHT	FARMS INC 26	
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ANDALL C. ILLIAMS		P & M FARMS INC.		MANGU fam V					LARRY R KOELLER etal		MARVIN J. KOELLER	KIOWA FARMS	WILC	HORSE CREEK	10 10 2 000	
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LOCATION: From Sheridan Lake, CO go 7 miles South on HWY 385 to County Rd G and West 3 miles. Signs will be posted

LEGALS: Township 20S, Range 44W, Section 4: NW4

FSA INFORMATION: 158.56 CRP

Expiration: 9/30/2022 Rate/Acre: \$30.65 Acres Enrolled: 158.56 Ann. Payment: \$4,860.00

Note: Mid-Contract Management has been completed.







CRP PAYMENT: Buyer to receive 100% of the 2020 CRP payments which will accrue Oct. 1, 2019 to Sept. 30, 2022

MINERALS: The Seller will convey 100% of the mineral rights they own, if any, on the subject property.

POSSESSION: At closing

TAXES: Seller will pay taxes for all of 2019 and prior years. Taxes for 2020 will be prorated to the day of closing. (2019 Taxes = \$301.18)

PRICE: \$96,000.00

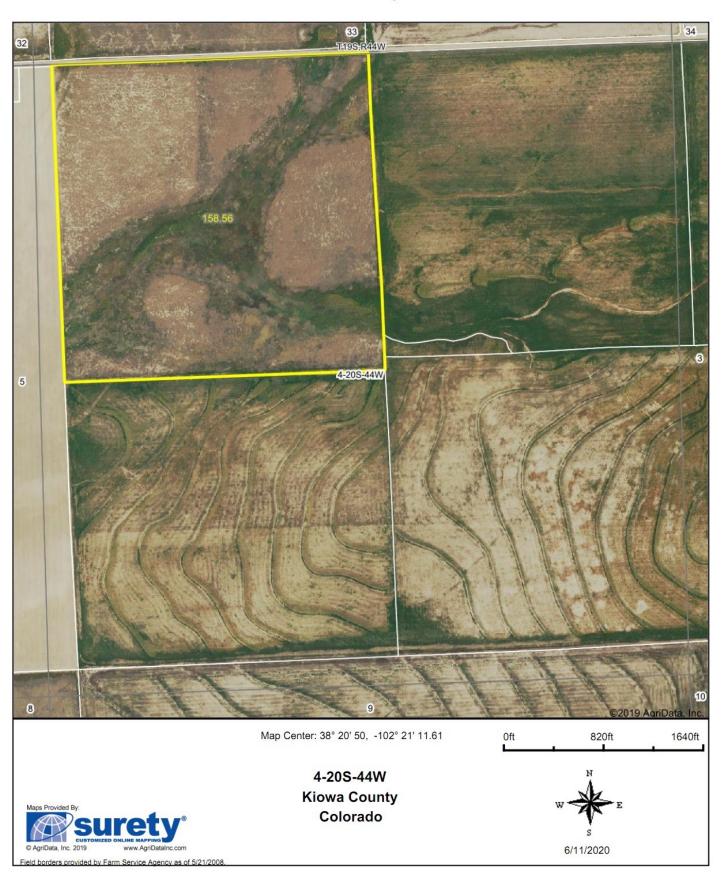
Cary Schlosser - Listing Broker - 719-346-8661 (Office) or 719-349-0478 (Cell Phone)

Larry J. Hostetler - Managing Broker - 719-346-8661 (Office) or 719-346-8662 (Cell Phone)

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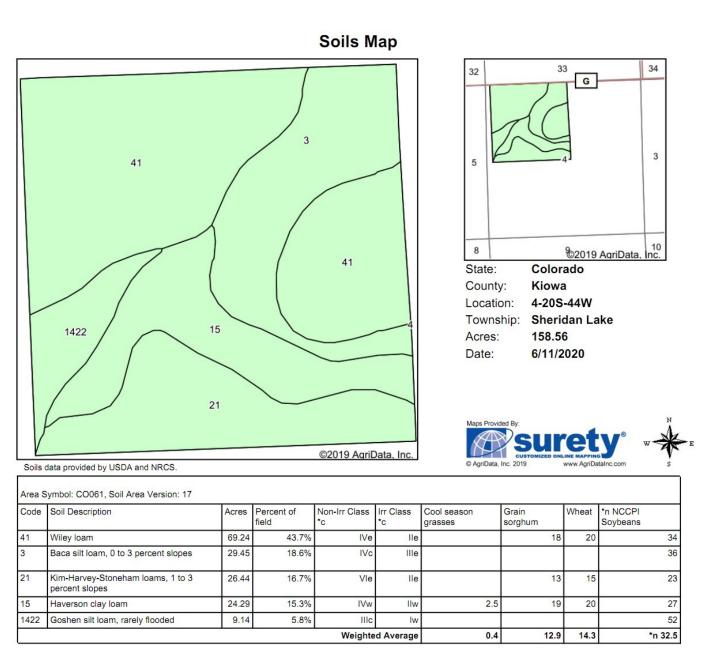
Driven by Integrity, Guided by Experience

Aerial Map



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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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