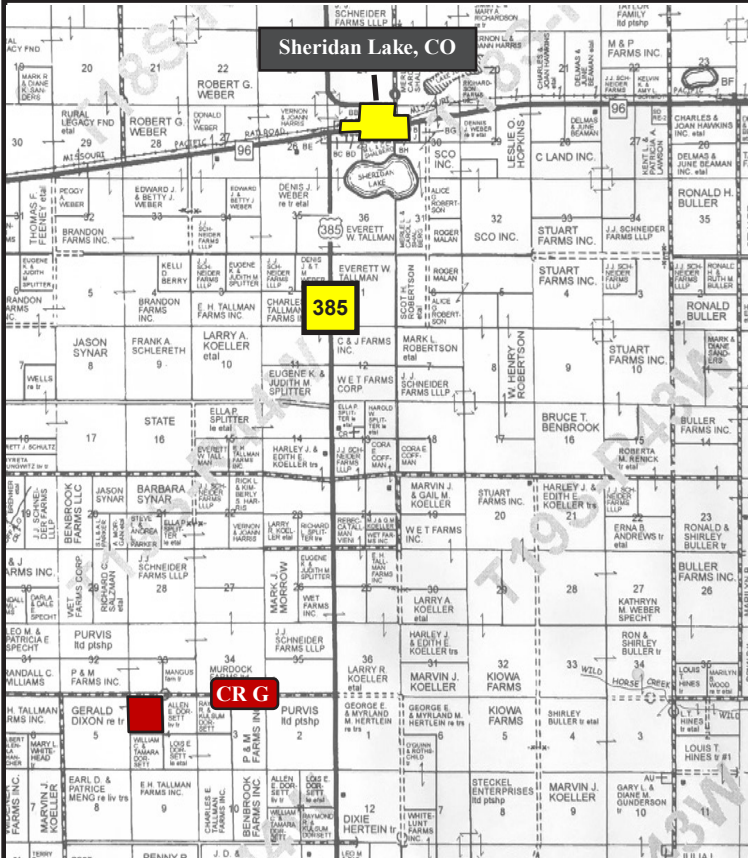


# FOR SALE 160 +/- ACRES CRP LAND

C4052

## KIOWA COUNTY, COLORADO



**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      Acres Enrolled: 158.56  
Rate/Acre: \$30.65      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)

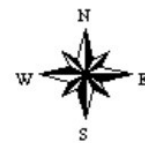
# Aerial Map



Map Center: 38° 20' 50, -102° 21' 11.61



**4-20S-44W**  
**Kiowa County**  
**Colorado**



6/11/2020

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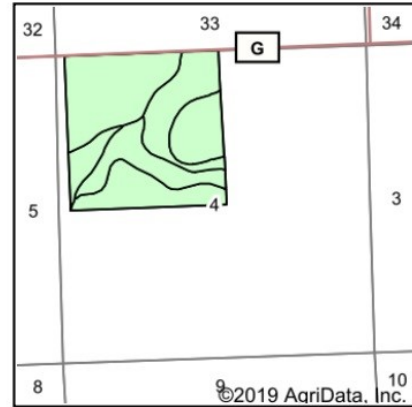
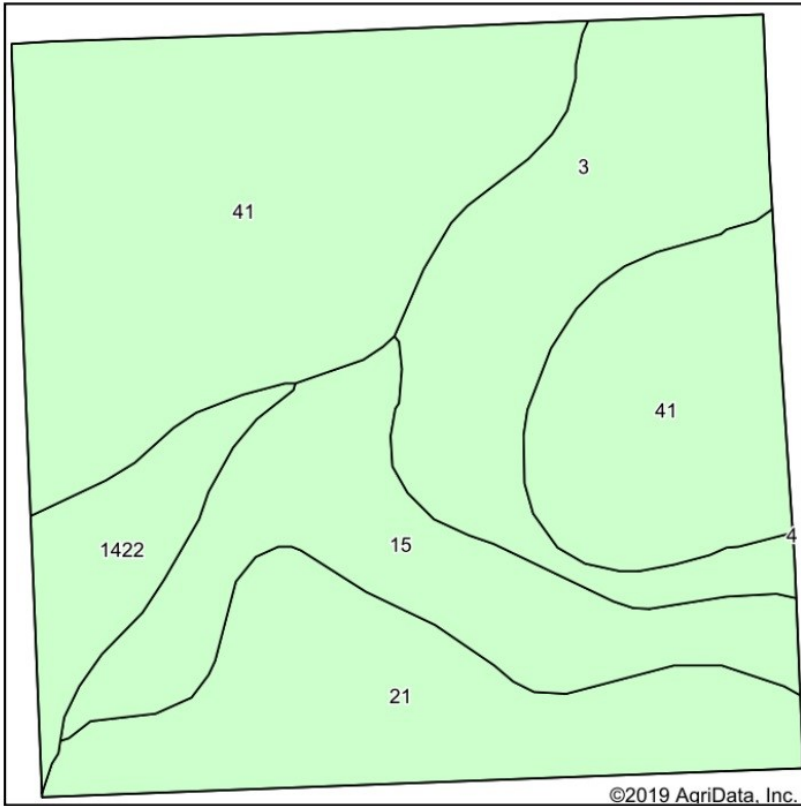
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

## Soils Map



State: **Colorado**  
 County: **Kiowa**  
 Location: **4-20S-44W**  
 Township: **Sheridan Lake**  
 Acres: **158.56**  
 Date: **6/11/2020**



Soils data provided by USDA and NRCS.

Area Symbol: CO061, Soil Area Version: 17

| Code                    | Soil Description                                 | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Cool season grasses | Grain sorghum | Wheat       | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|------------------|--------------|---------------------|---------------|-------------|-------------------|
| 41                      | Wiley loam                                       | 69.24 | 43.7%            | IVe              | IIe          |                     |               | 18          | 20                |
| 3                       | Baca silt loam, 0 to 3 percent slopes            | 29.45 | 18.6%            | IVc              | IIIe         |                     |               |             | 36                |
| 21                      | Kim-Harvey-Stoneham loams, 1 to 3 percent slopes | 26.44 | 16.7%            | VIe              | IIe          |                     | 13            | 15          | 23                |
| 15                      | Haverson clay loam                               | 24.29 | 15.3%            | IVw              | IIw          | 2.5                 | 19            | 20          | 27                |
| 1422                    | Goshen silt loam, rarely flooded                 | 9.14  | 5.8%             | IIIc             | Iw           |                     |               |             | 52                |
| <b>Weighted Average</b> |  |       |                  |                  |              | <b>0.4</b>          | <b>12.9</b>   | <b>14.3</b> | <b>*n 32.5</b>    |

\*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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