

4508± Acres Dryland Arapahoe County, Colorado

Exclusively Listed by The Land Office LLC

\$ 7,083,500.00

2025 Property Tax \$4,993.86. Possession immediate upon closing subject to a crop share lease with a local farmer. There are no improvements. No developed water. All Sellers mineral interest, if any, shall transfer to Buyer. Seller believes he does not own any minerals.



Directions:

North Acres: From Last Chance, west on Hwy 36 about 9 1/2 miles to road/trail.

South Acres: From Last Chance, west on Hwy 36 11 miles to County Road 269. South on County Road 269 5 miles to road/trail.

Legal: Township 4 South, Range 57 West of the 6th P.M., Arapahoe County, Colorado
E2 4; E2 8; All 9; W2 10; SE4 27; W2 27; SE4 & SW4 28; All 33; Part N2 31; Part N2 34; All 32
Township 5 South, Range 57 West of the 6th P.M., Arapahoe County, Colorado
N2 5; Part N2 6

0393_Listing The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.



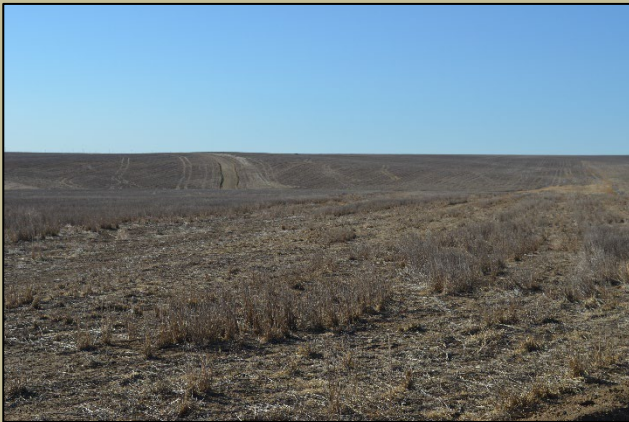
Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

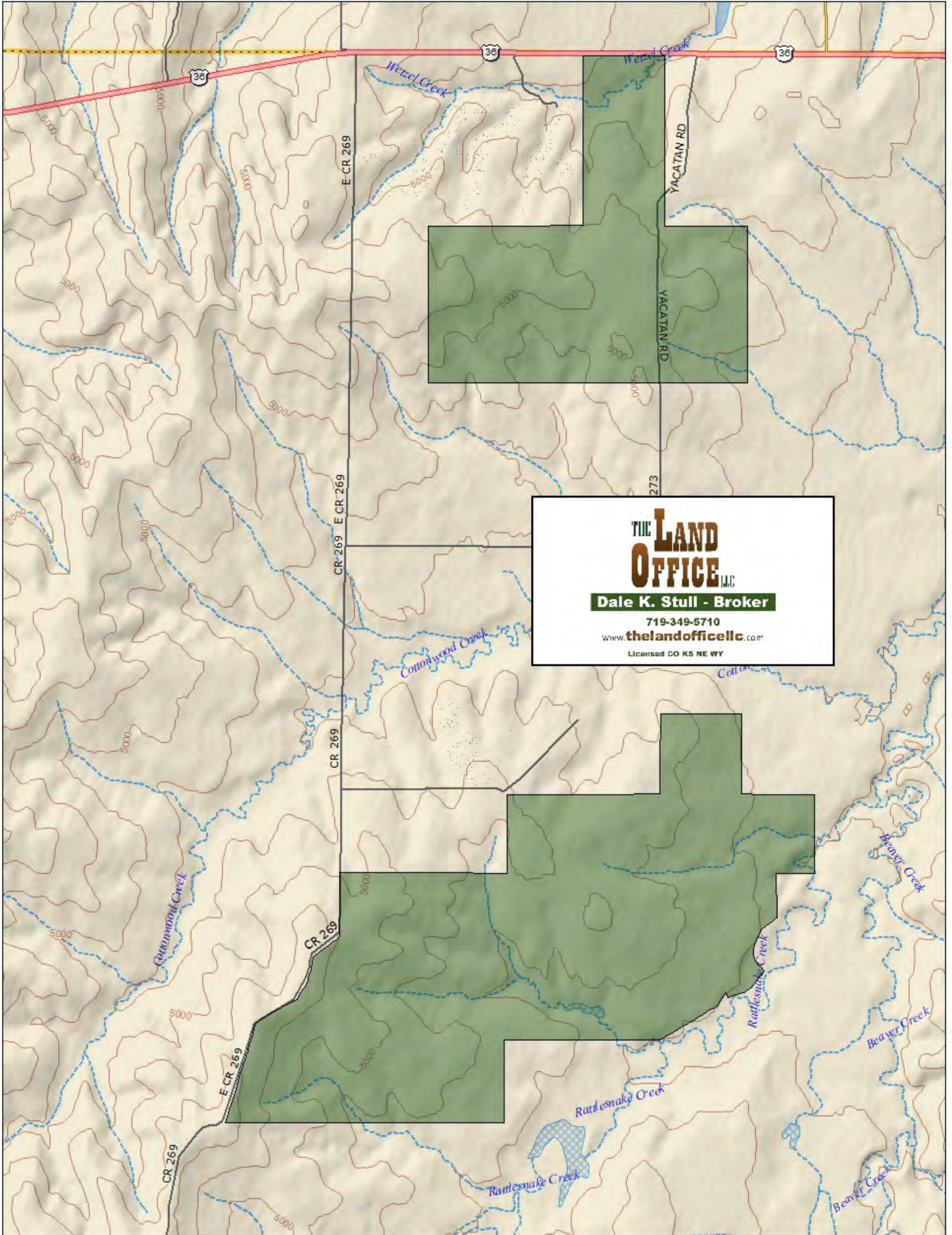
Cell 719-349-5710

Email: dalestull@thelandofficellc.com www.thelandofficellc.com

Farm No	Tract No	Tract Description	Farmland Acres	Cropland Acres	Crop	Program	Base	PLC Yield
2952	4479	32-4-57	657.69	649.81	Wheat	ARC County	365.9	31
					Barley	ARC County	.4	20
3091	4661	E2 4; E2 8; A9 -4-57	1182.07	1136.48	Wheat	ARC County	161.45	32
					Corn	ARC County	64.85	100
3092	4662	W2 W2W2E2 10-4-57	383.61	383.61	Wheat	ARC County	338.07	35
	4663	W2SE 27; S2 28; A33; CL 34/31; -4-57 S2 5; CL6-5-57	2262.29	2213.1	Wheat	ARC County	1080.13	35



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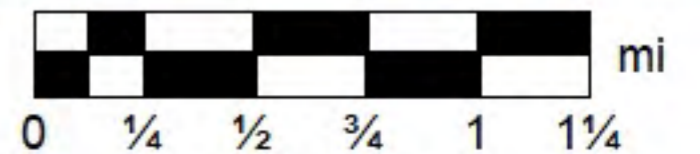
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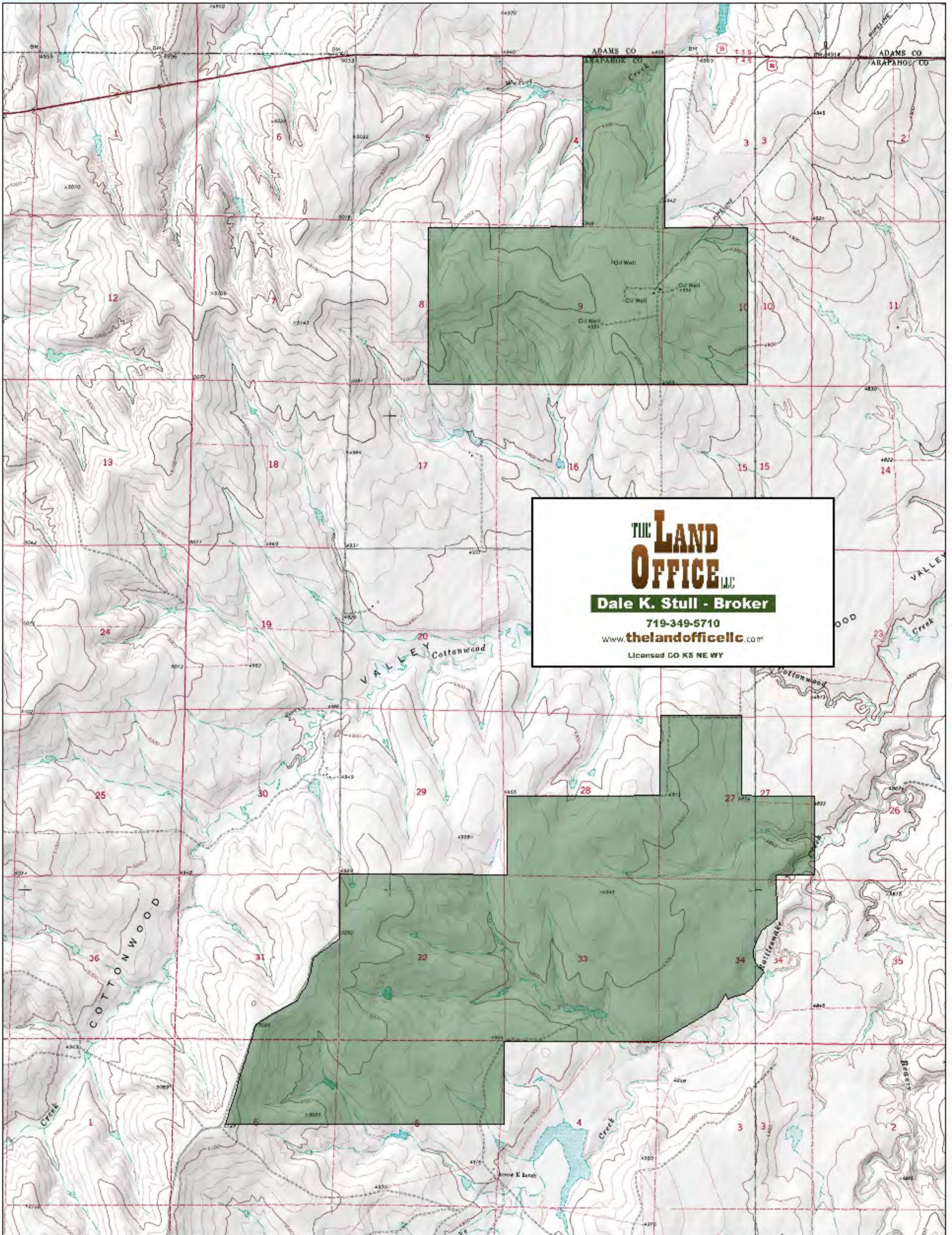
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MN (6.2° E)



Data Zoom 12-0



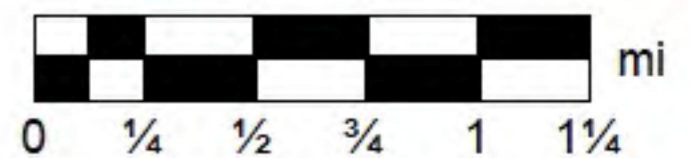
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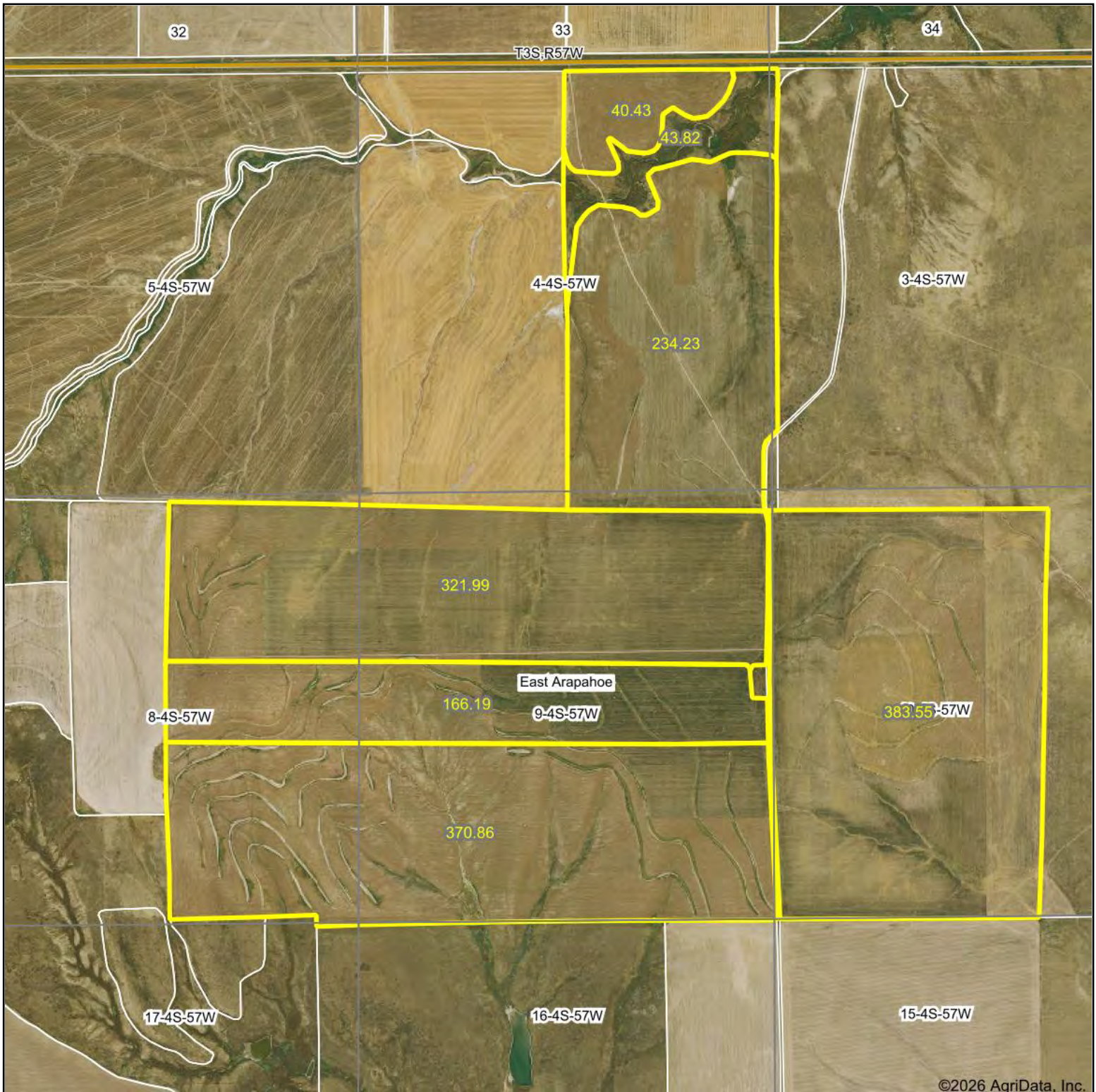


MN (6.2° E)



Data Zoom 12-0

Aerial Map



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Boundary Center: 39° 43' 31.03, -103° 46' 7.36



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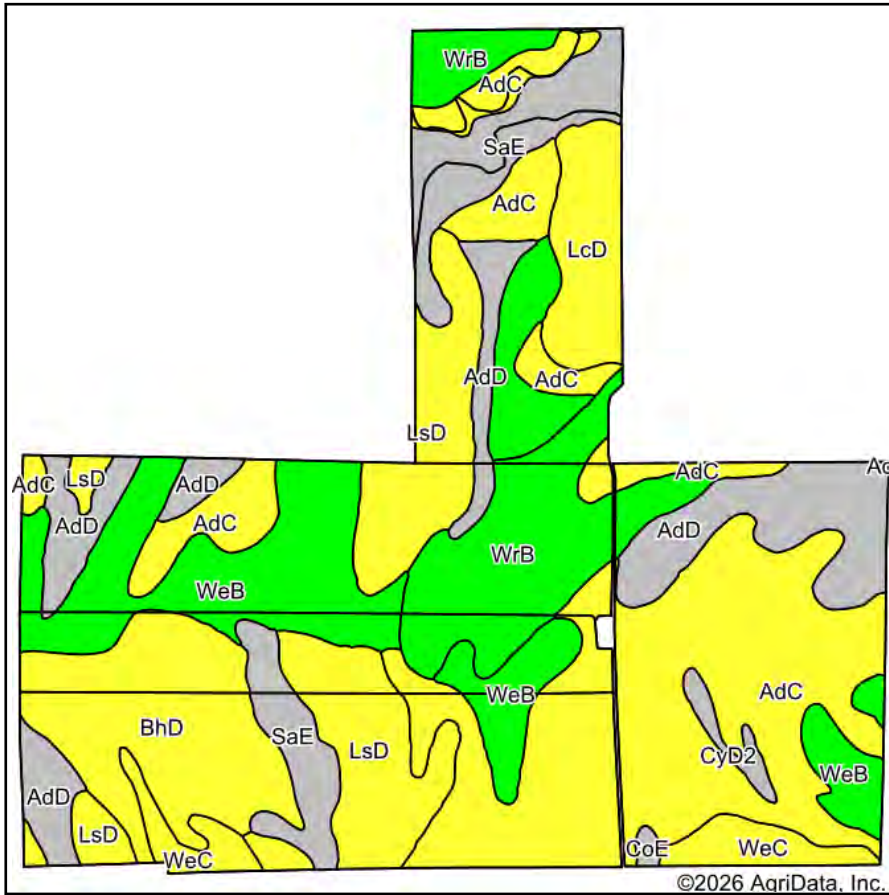
9-4S-57W
Arapahoe County
Colorado



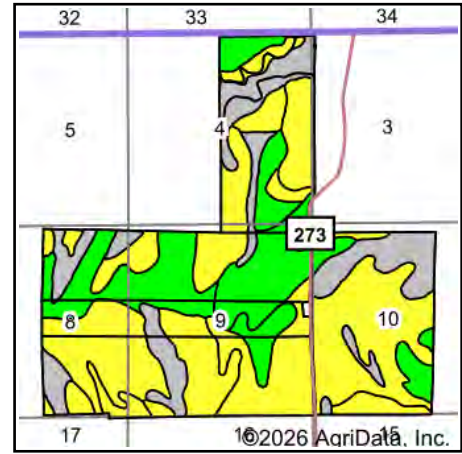
3/23/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Arapahoe**
 Location: **9-4S-57W**
 Township: **East Arapahoe**
 Acres: **1561.07**
 Date: **3/23/2026**



Maps Provided By:



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Area Symbol: CO005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat Irrigated Bu	Wheat Bu	*n NCCPI Soybeans
AdC	Adena-Colby silt loams, 1 to 5 percent slopes	446.19	28.4%		IVe				26
WeB	Weld silt loam, 0 to 3 percent slopes	245.88	15.8%		IIIc	Ile			45
LsD	Little-Samsil, gypsum, silty clay loams, 3 to 9 percent slopes	187.43	12.0%		IVe				13
AdD	Adena-Colby silt loams, 5 to 9 percent slopes	158.71	10.2%		VIe				26
WrB	Weld-Deertrail silt loams, 0 to 3 percent slopes	152.38	9.8%		IIIc			18	32
BhD	Baca-Thedalund loams, 3 to 9 percent slopes	146.85	9.4%		IVe	IVe	40		29
SaE	Samsil clay, gypsum, 5 to 20 percent slopes	107.21	6.9%		VIe				8
LcD	Little silty clay loam, 1 to 9 percent slopes	59.20	3.8%		IVe				16
WeC	Weld silt loam, 3 to 5 percent slopes	44.17	2.8%		IVe	IVe			38
CyD2	Colby and Adena soils, 1 to 9 percent slopes, eroded	10.17	0.7%		VIe				24
CoE	Colby silt loam, 6 to 15 percent slopes	2.88	0.2%		VIe				48
Weighted Average					4.10	*-	3.8	1.8	*n 27.1

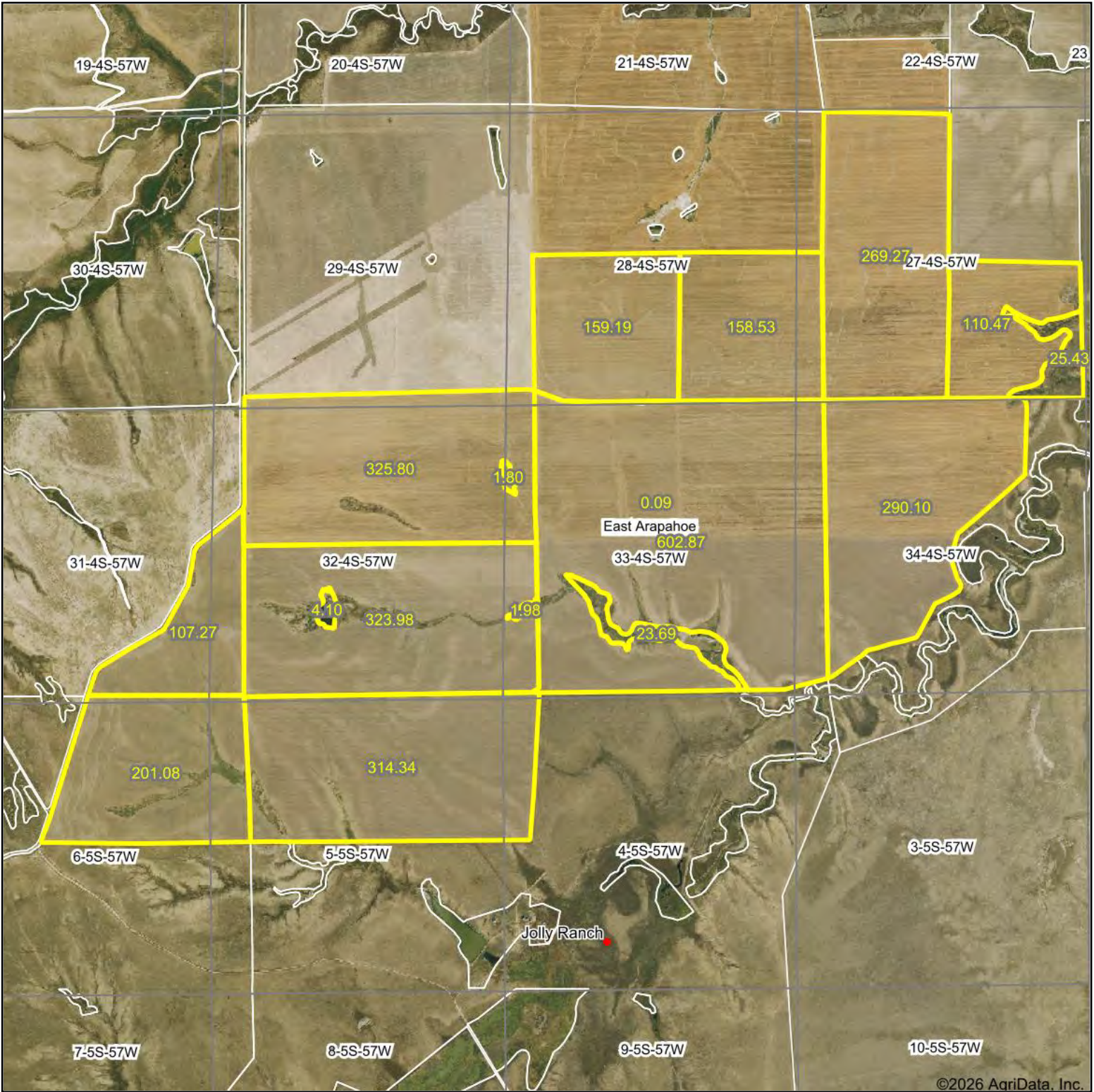
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

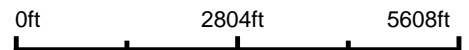
Soils data provided by USDA and NRCS.

Aerial Map



©2026 AgriData, Inc.

Boundary Center: 39° 39' 50.49, -103° 46' 39.29



THE LAND OFFICE L.L.C.

33-4S-57W
Arapahoe County
Colorado

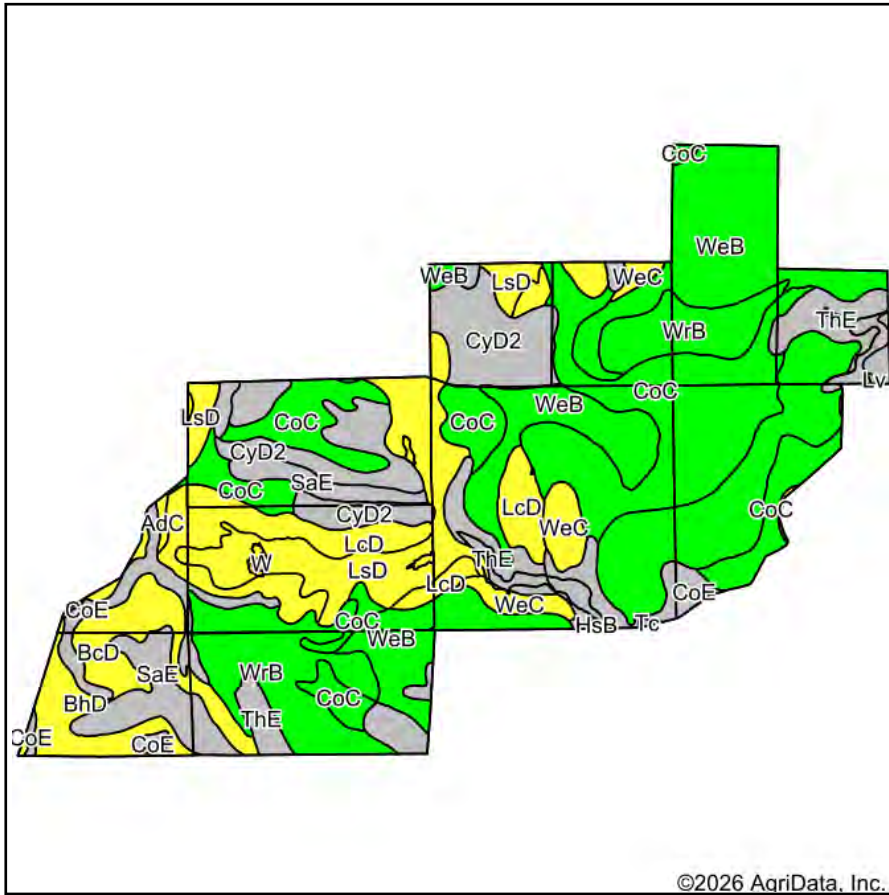


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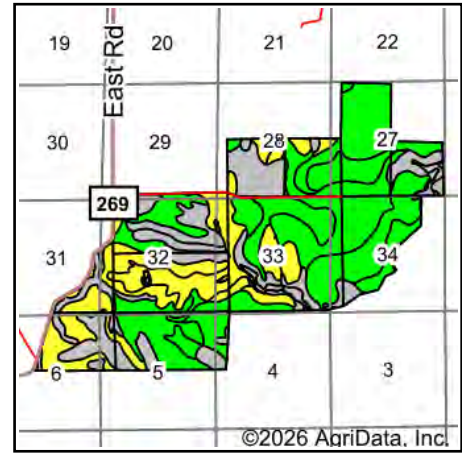
3/23/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Arapahoe**
 Location: **33-4S-57W**
 Township: **East Arapahoe**
 Acres: **2919.99**
 Date: **3/23/2026**



Maps Provided By:



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Area Symbol: CO005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
WeB	Weld silt loam, 0 to 3 percent slopes	684.04	23.3%		IIIc	Ile			45
CoC	Colby silt loam, 1 to 5 percent slopes	568.44	19.5%		IIIc		15		29
WrB	Weld-Deertrail silt loams, 0 to 3 percent slopes	271.35	9.3%		IIIc		18		32
LsD	Little-Samsil, gypsum, silty clay loams, 3 to 9 percent slopes	257.74	8.8%		IVe				13
CyD2	Colby and Adena soils, 1 to 9 percent slopes, eroded	239.38	8.2%		VIe				24
LcD	Little silty clay loam, 1 to 9 percent slopes	200.18	6.9%		IVe				16
CoE	Colby silt loam, 6 to 15 percent slopes	180.22	6.2%		VIe				48
ThE	Thedalund clay loam, 9 to 20 percent slopes	135.22	4.6%		VIe				14
SaE	Samsil clay, gypsum, 5 to 20 percent slopes	121.64	4.2%		VIe				8
BcD	Baca loam, 5 to 9 percent slopes	97.85	3.4%		IVe	IVe		40	38
BhD	Baca-Thedalund loams, 3 to 9 percent slopes	78.21	2.7%		IVe	IVe		40	29
WeC	Weld silt loam, 3 to 5 percent slopes	64.32	2.2%		IVe	IVe			38
Tc	Terrace escarpments	9.97	0.3%		VIIc				

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
AdC	Adena-Colby silt loams, 1 to 5 percent slopes	6.01	0.2%		IVe				26
Ca	Clayey alluvial land	1.93	0.1%		IVw	IIIw			
W	Water	1.90	0.1%		VIII	VIII			
Lv	Loamy alluvial land	0.85	0.0%		VIw	IIw			
HsB	Heldt clay, saline, 0 to 3 percent slopes	0.74	0.0%		VIIs				11
Weighted Average					3.96	*-	4.6	2.4	*n 30.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.