

CREP and RRWCD Payments 640 Acres Enrolled Kit Carson County, CO *Exclusively Listed by The Land Office LLC*



PRICE REDUCED
Will sell each quarter separately.
\$900,000.00 each

Directions: From Stratton, 15 miles north on Hwy 57
(County Road 31) to County Road NN, then 1/2 mile
west to southeast corner of SW4 Section 1.

2024 Property Tax:

\$3,325.52 S2 & NE Section 2

\$562.80 SW4 Section 1

Seller's mineral interest, if any, shall transfer to Buyer. Per the assessor: SW Sec 1-1/2 interest; S2 & NE Sec 2-100%.

Possession immediate upon closing and delivery of deed.

Livestock well permit 80762 located on SENE Sec 2. A 55,000-bushel grain bin located in the SE4NE4 Section 2 is excluded.

Seller at Seller's expense will survey off the required acres with the bin. Base will transfer. Planted to grass. There is one remaining sprinkler on the property that does not belong to the Seller.

Legal:

Township 6 South, Range 47 West of the 6th P.M.

Kit Carson County, Colorado

Section 1: SW4

Section 2: S2 and NE4

FSA					
Farm	Crop				
Acres	Acres	Crop	Program	Base	Yield
646.46	345.58	Corn	ARC/PLC	517.8	130

Contract #	Contract Acres	\$ Per Acre	Annual Payment	Contract Period	Payments remaining
11678A	120	\$ 178.00	\$ 21,360.00	11/1/2022 - 9/30/2037	14
11677A	360	\$ 178.00	\$ 64,080.00	11/1/2022 - 9/30/2037	14
RRWCD CREP	480	\$ 35.00	\$ 16,800.00		14
RRWCD CREP Supplemental SFFZ payment	480	\$ 411.00	\$ 197,280.00		4
TOTAL PAYMENT FOR 640 ACRES			\$ 299,520.00		

0363 *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.*

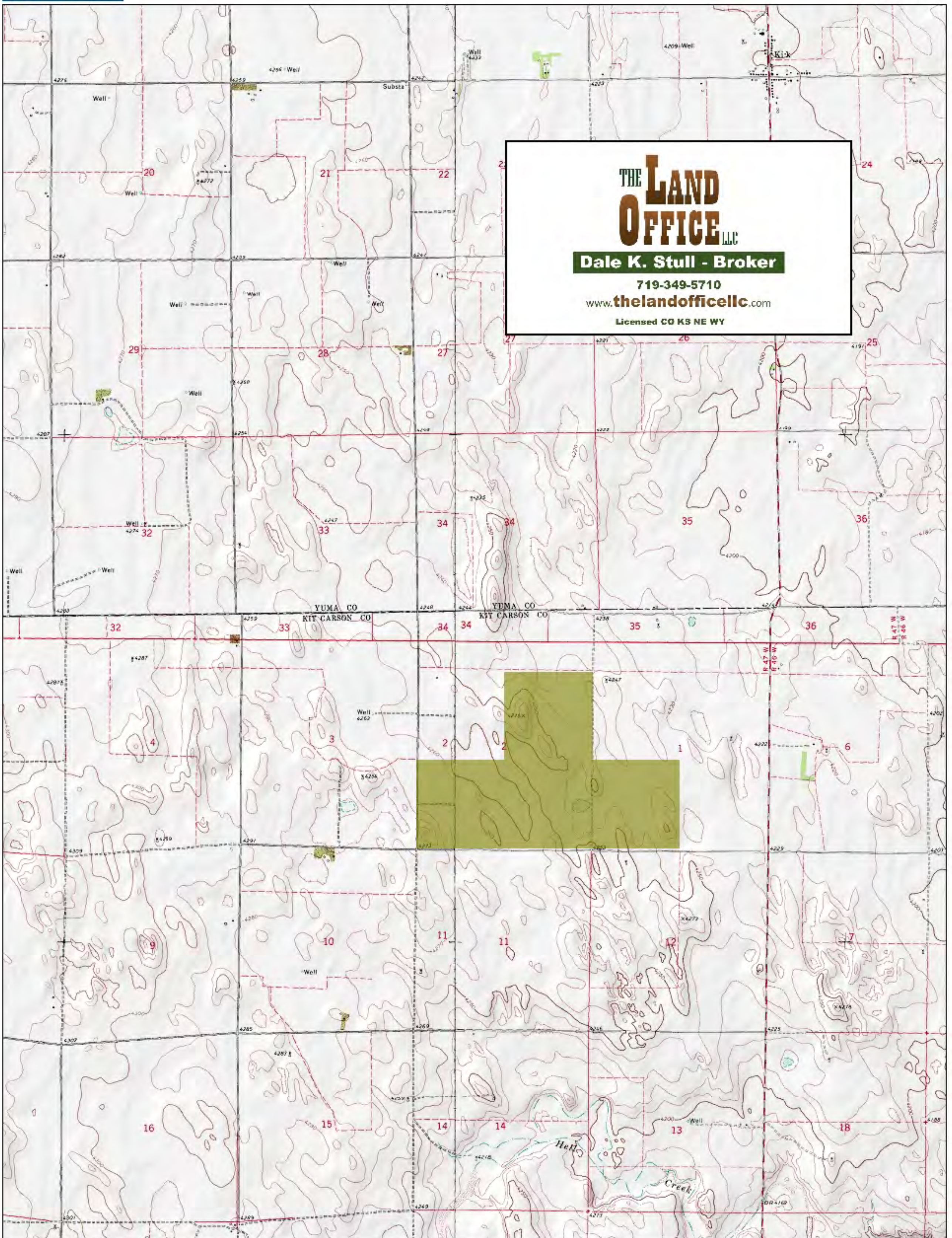


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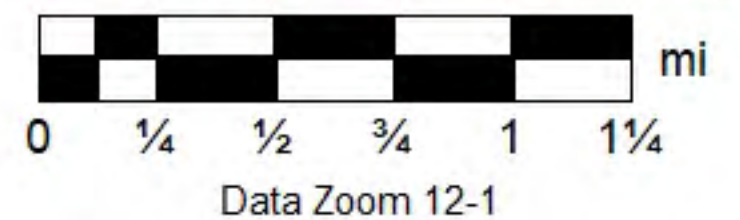


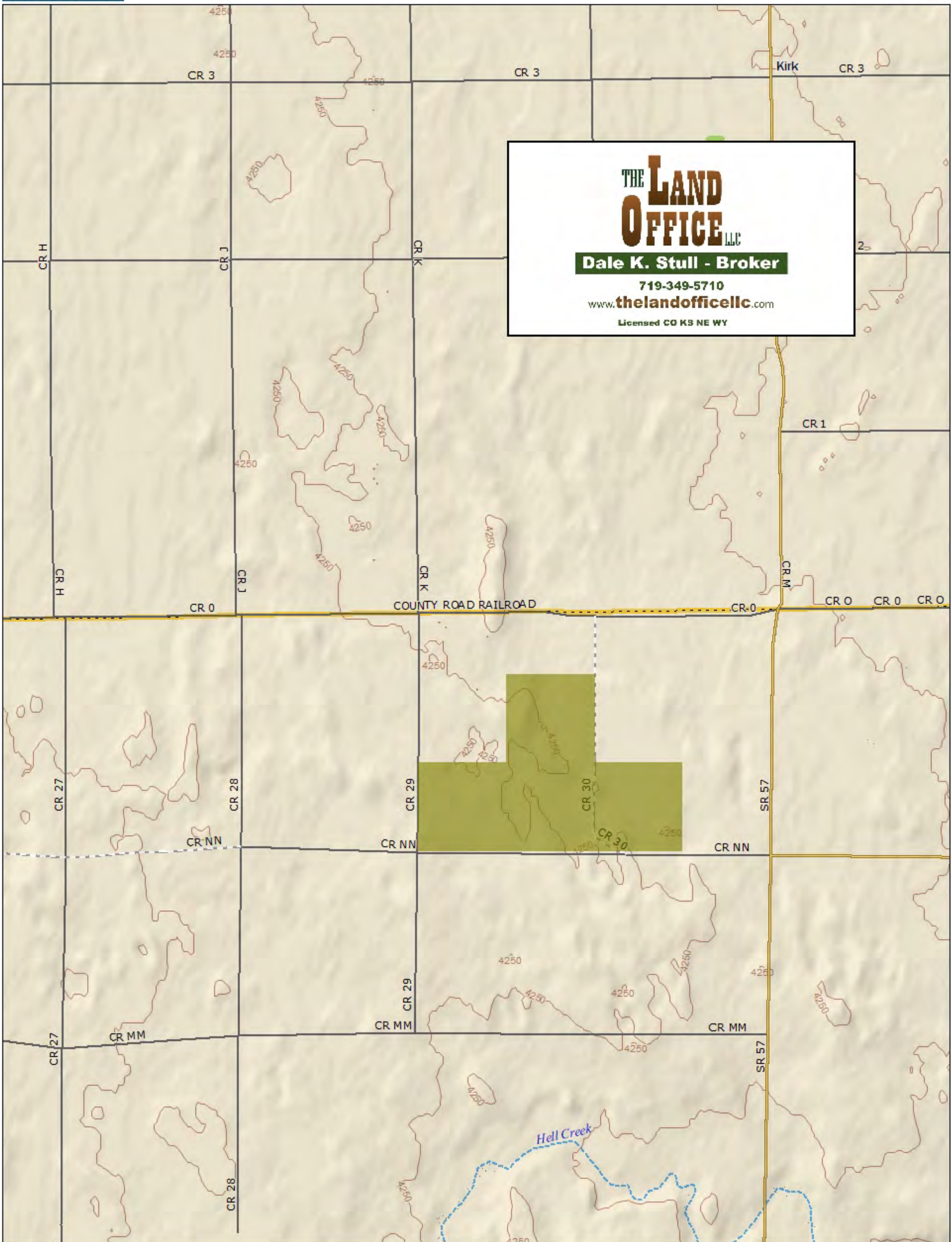
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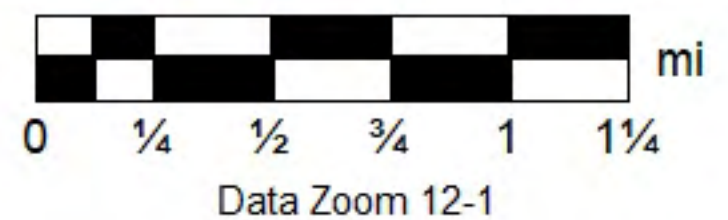


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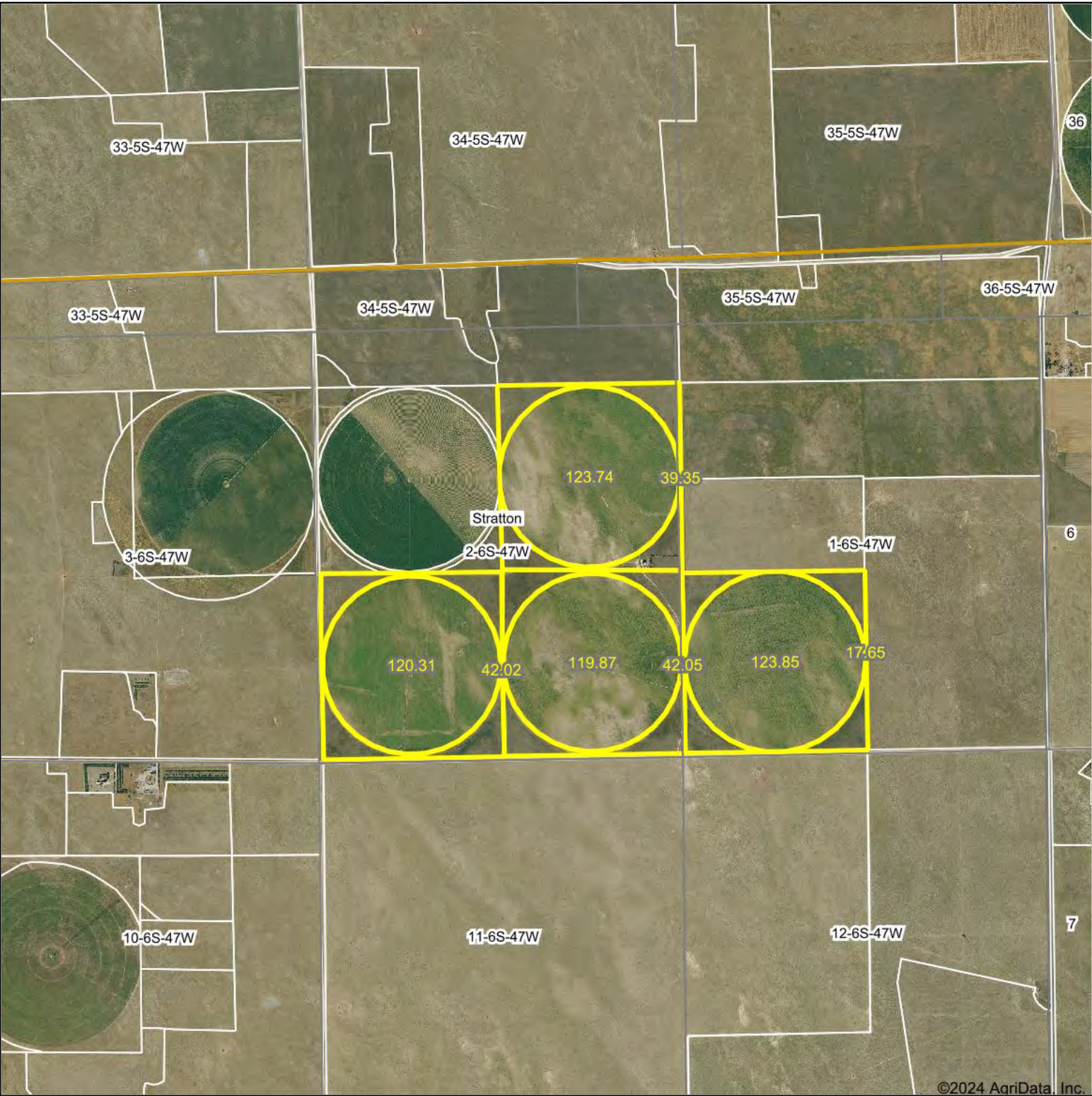
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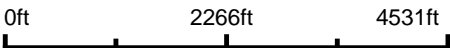


Aerial Map



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Boundary Center: 39° 33' 23.51, -102° 36' 55.53



2-6S-47W
Kit Carson County
Colorado



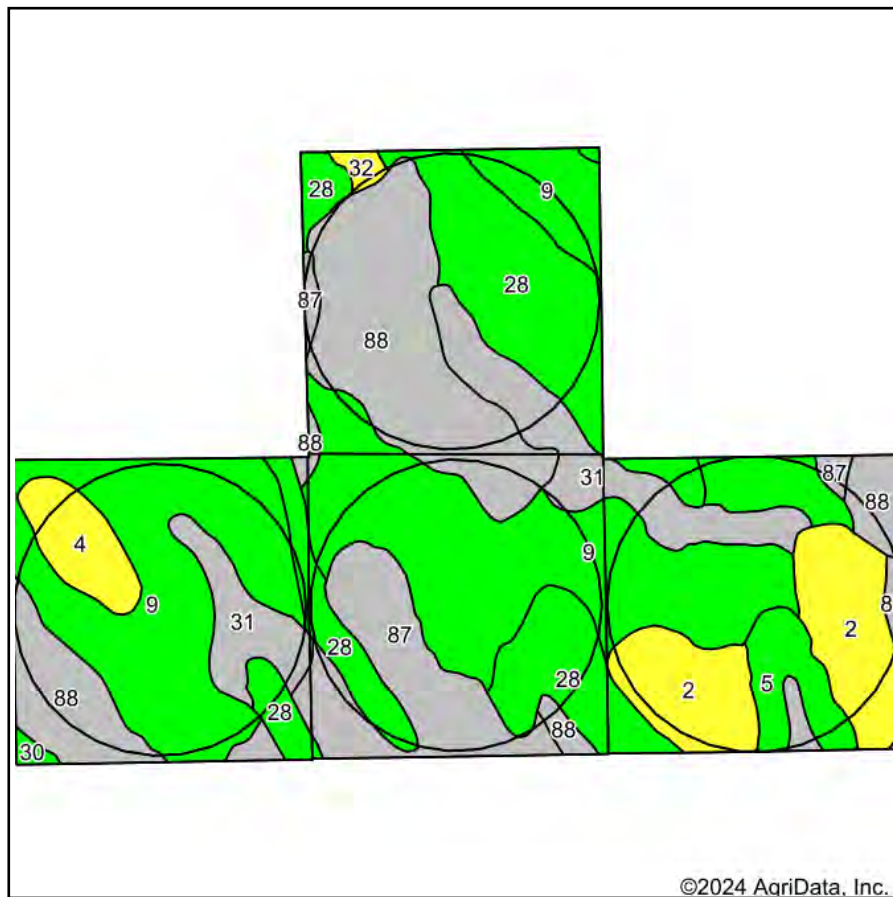
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Maps Provided By:
 **surety**
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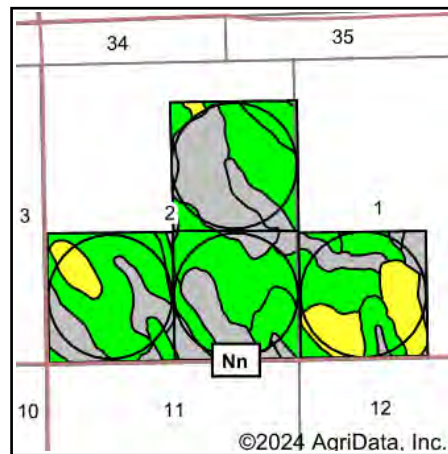
4/9/2024

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Kit Carson**
 Location: **2-6S-47W**
 Township: **Stratton**
 Acres: **646.48**
 Date: **4/9/2024**

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Area Symbol: CO063, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Sunflowers Lbs	Sunflowers Irrigated Lbs	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
9	Ascalon-Haxtun sandy loams, 0 to 3 percent slopes	223.91	34.6%		IIIe	IIIe	175	1000	2500	35	70	40
28	Haxtun loamy sand, 0 to 3 percent slopes	110.18	17.0%		IIIc	IIIe						43
88	Valent loamy sand, 3 to 9 percent slopes	108.56	16.8%		VIe	IVe						15
87	Valent loamy sand, 0 to 3 percent slopes	56.78	8.8%		VIe	IVe						15
2	Ascalon sandy loam, 3 to 5 percent slopes	55.15	8.5%		IVc	IIIe						21
31	Julesburg loamy sand, 3 to 5 percent slopes	54.49	8.4%		VIIs	IIIs						28
4	Ascalon sandy loam, 0 to 3 percent slopes	16.74	2.6%		IVc	IIIe	150			27	60	22
5	Ascalon loam, 1 to 3 percent slopes	16.44	2.5%		IIIe	IIIe						30
32	Julesburg sandy loam, 1 to 3 percent slopes	2.61	0.4%		IVs	IIIe						34

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	Corn Irrigated Bu	Sunflowers Lbs	Sunflowers Irrigated Lbs	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
30	Julesburg loamy sand, 0 to 3 percent slopes	1.62	0.3%		IIIe	IIIe						31
Weighted Average					4.14	3.26	64.5	346.4	865.9	12.8	25.8	*n 30.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method