

1882± Acres Dryland & Grass Arapahoe County, Colorado

Exclusively Listed by The Land Office LLC

\$ 2,964,150.00



2025 Property Tax \$3,208.95. Assessed acres: 1684.45 acres dryland and 197.38 acres grass.

The acres are subject to a 1/3 2/3 crop share lease with a local farmer. Tenant's lease runs thru the harvest of 2029 wheat crop and the harvest of 2029 fall crop. The Seller will retain the Landlord's share of 2026 wheat crop and 2026 fall crop. Possession is subject to the crop share lease.

A Quonset and grain bin are located on a 4+- acre tract in the northwest corner of the N2NW4 Section 22. The seller is requesting a leaseback of those improvements from the Buyer. There is no developed water. Seller will retain 50% of mineral rights owned. All acres excluding the 4+- acre tract are subject to an Option Agreement Regarding Solar Energy Ground Lease and Easement Agreement with JUWI Inc. There are biosolid permits on all of the dryland acres.

Directions: From Last Chance, Hwy 36 west 11 miles to County Road 269. South on County Road 269 3 miles to Hollingsworth Road. East on Hollingsworth Road 2 miles to the northwest corner of the N2NW4 Section 22.

Legal: Township 4 South, Range 57 West of the 6th P.M., Arapahoe County, Colorado
Section 14: W2; Section 15: E2; Section 22: S2NW4, E2, N2NW4; Section 23: W2;
Section 27: NE4

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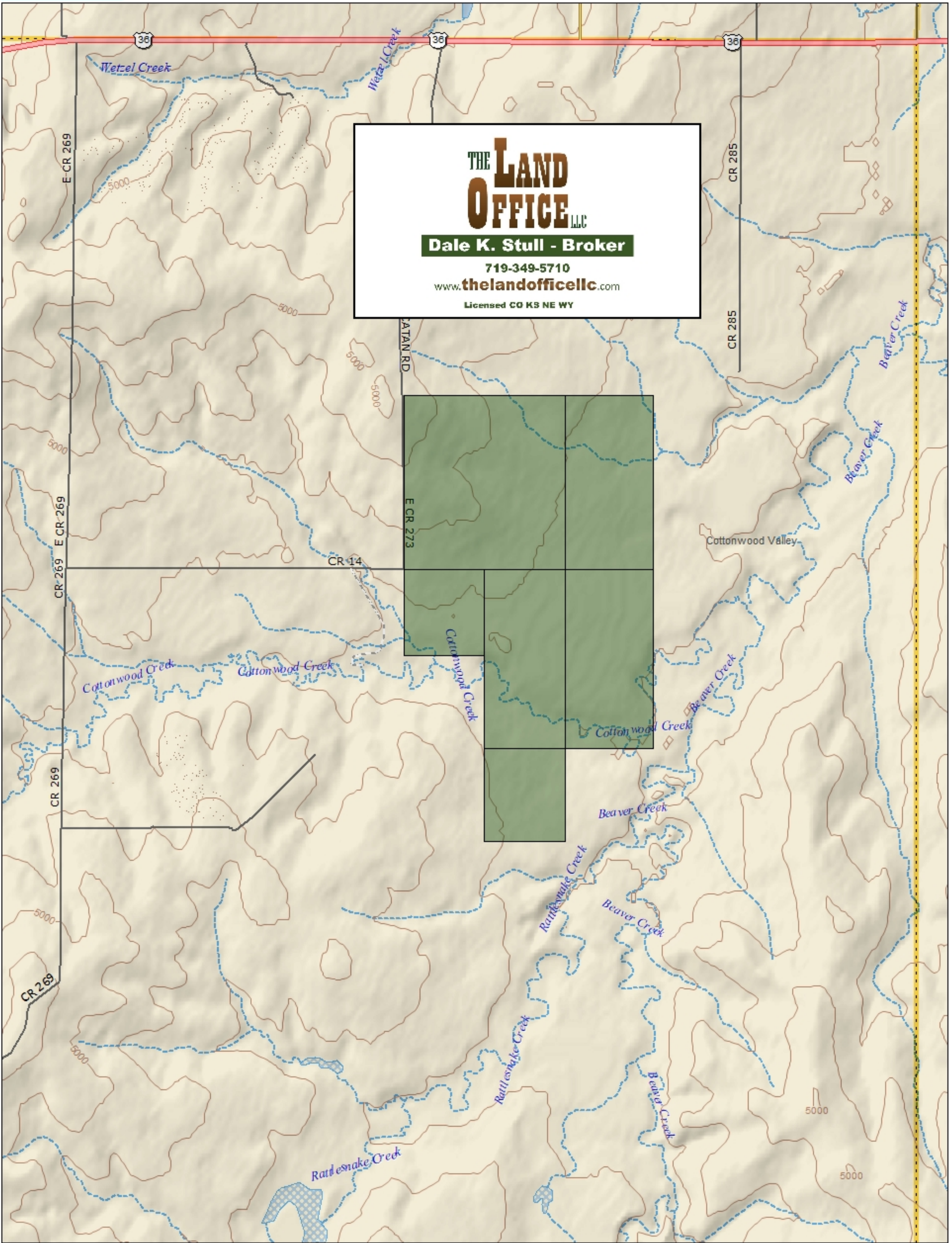
Farm No	Tract No	Tract Description	Farmland Acres	Cropland Acres	Crop	Program	Base	PLC Yield
3027	4553	W2 15-4-57	318.91	318.91	Wheat	PLC	204.4	34
3028	4554	W2 14, E2 15, N2, SE4 22, W2 23, NE4 27 -4-57	1485.65	1425.39	Wheat	PLC	913.80	33

Land id Map Link

<https://id.land/maps/8edd3984c7c2ecc16589549653aaafb0/share>



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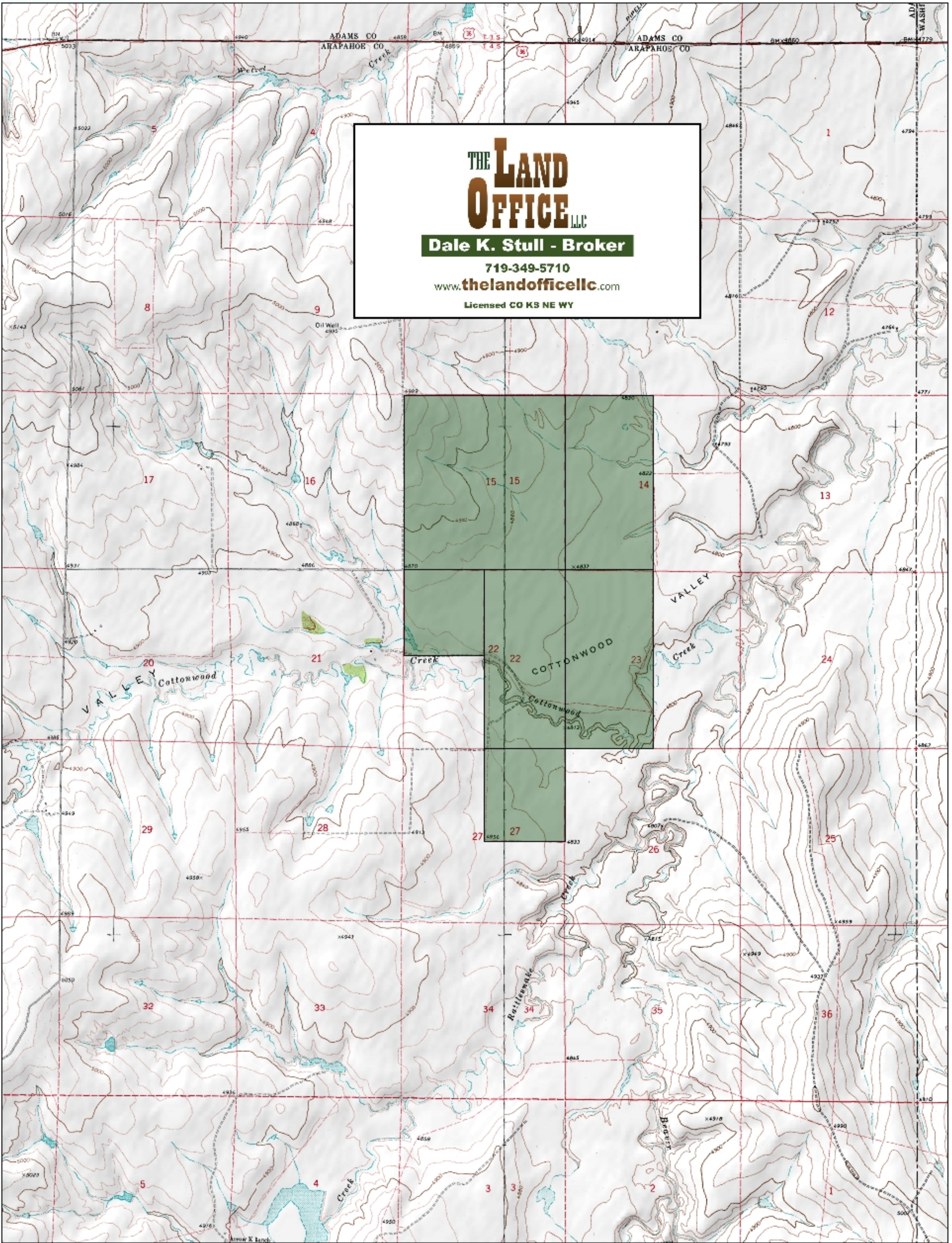
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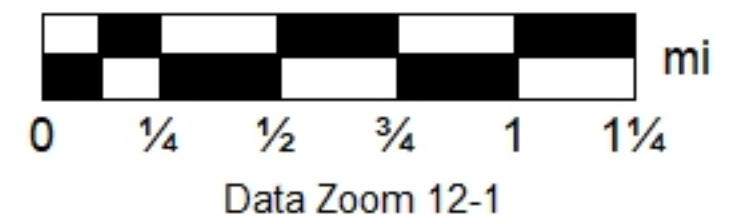


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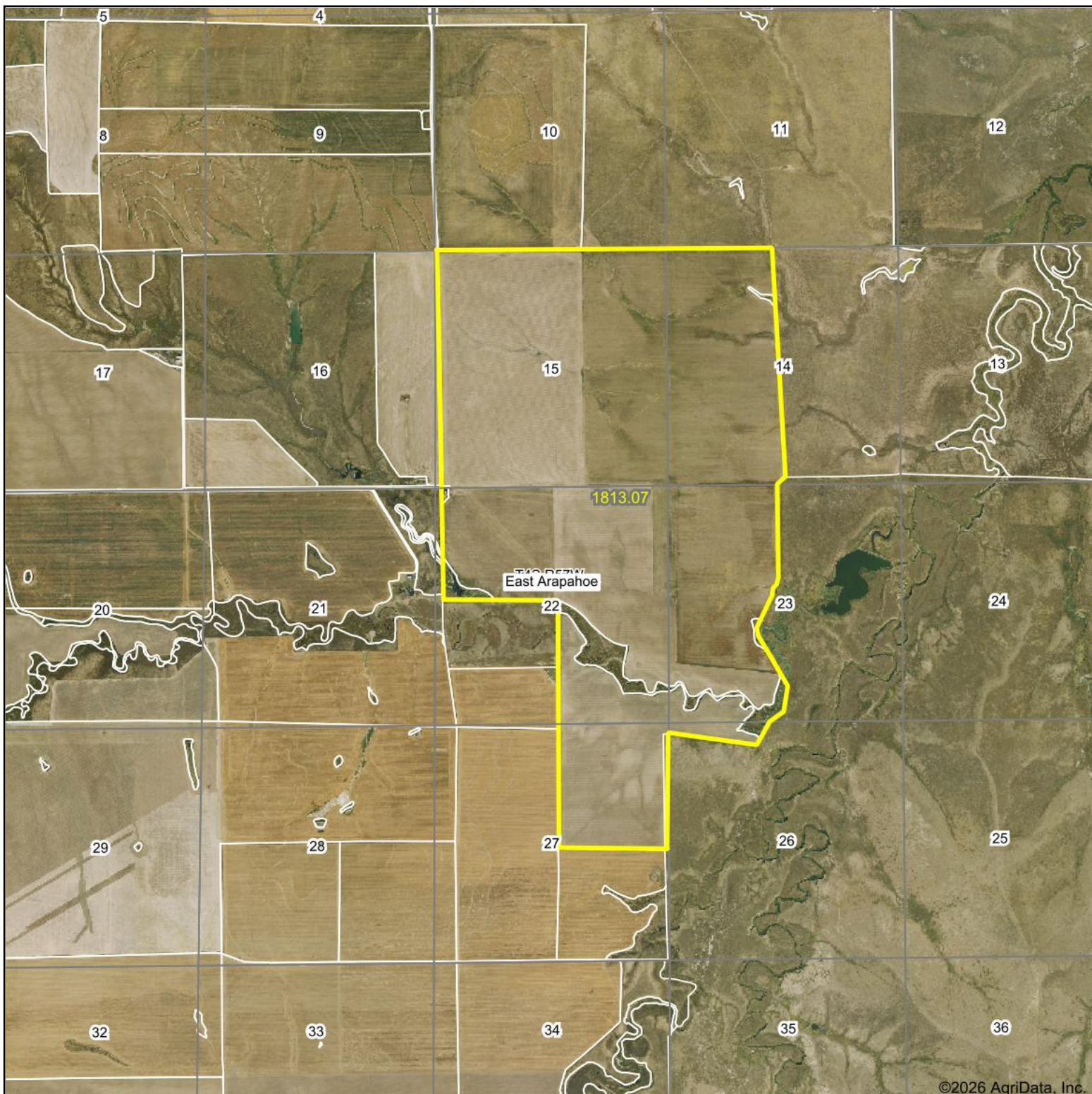


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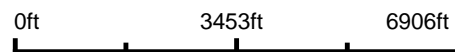


Aerial Map



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Boundary Center: 39° 41' 33.93, -103° 44' 52.02



THE LAND OFFICE LLC

22-4S-57W
Arapahoe County
Colorado

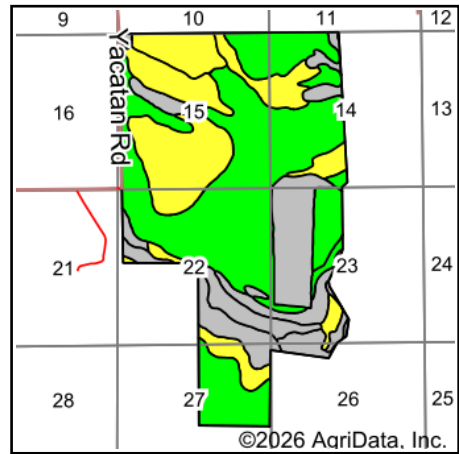
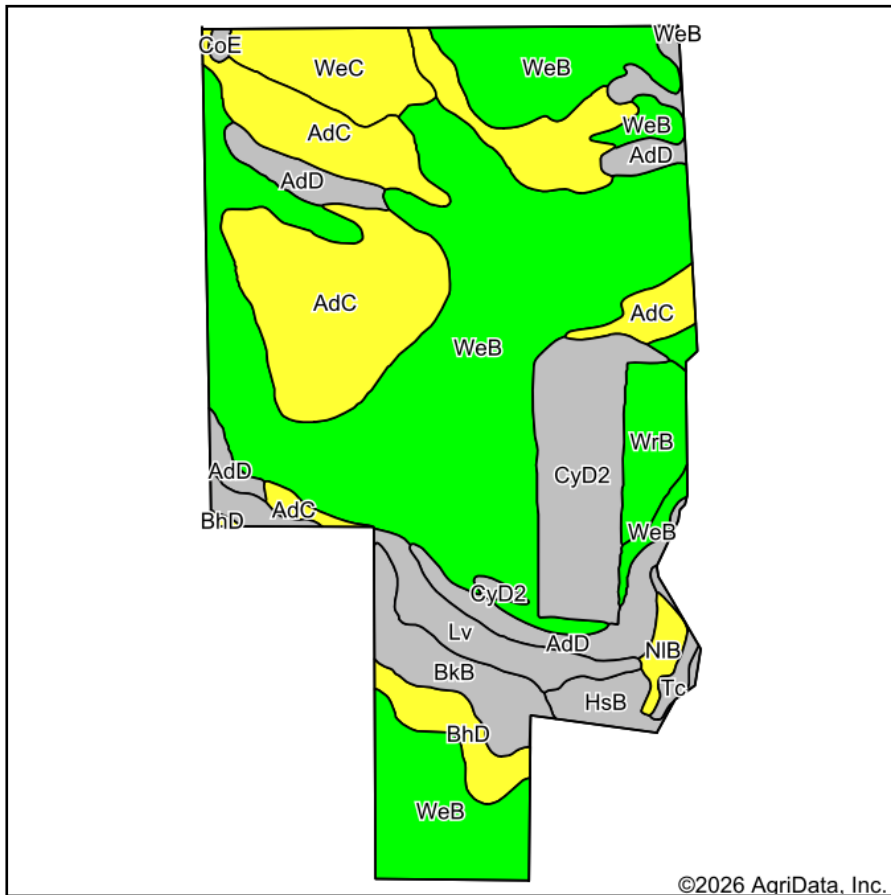


Maps Provided By:
 **surety**
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4/30/2026

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

Soils Map



State: **Colorado**
 County: **Arapahoe**
 Location: **22-4S-57W**
 Township: **East Arapahoe**
 Acres: **1813.07**
 Date: **4/30/2026**



Soils data provided by USDA and NRCS.

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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
WeB	Weld silt loam, 0 to 3 percent slopes	843.61	46.4%		IIIc	Ile			45
AdC	Adena-Colby silt loams, 1 to 5 percent slopes	355.51	19.6%		IVe				26
CyD2	Colby and Adena soils, 1 to 9 percent slopes, eroded	143.35	7.9%		Vle				24
AdD	Adena-Colby silt loams, 5 to 9 percent slopes	114.03	6.3%		Vle				26
WeC	Weld silt loam, 3 to 5 percent slopes	75.29	4.2%		IVe	IVe			38
Lv	Loamy alluvial land	66.32	3.7%		VIw	IIw			
BkB	Beckton loam, 0 to 3 percent slopes	62.58	3.5%		VI s				21
WrB	Weld-Deertrail silt loams, 0 to 3 percent slopes	52.63	2.9%		IIIc			18	32
BhD	Baca-Thedalund loams, 3 to 9 percent slopes	42.78	2.4%		IVe	IVe	40		29
HsB	Heldt clay, saline, 0 to 3 percent slopes	28.61	1.6%		VI s				11
NIB	Nunn loam, 1 to 3 percent slopes	15.21	0.8%		IVe	IIIe			35
Tc	Terrace escarpments	9.80	0.5%		VII s				
CoE	Colby silt loam, 6 to 15 percent slopes	3.35	0.2%		Vle				48
Weighted Average					3.98	*-	0.9	0.5	*n 34

*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.