

FOR SALE 481 ACRES CROPLAND

B3019

LINCOLN COUNTY, COLORADO



LOCATION: From Arriba, CO take CR 3H 5 miles West to CR 37. Head North onto CR 37 and follow for 10 miles to CR 3U. Turn East onto CR 3U and follow for 1 mile, turn North onto CR 38 and follow for 1 mile. **(see attached map)**

LEGAL: T7S, R53W, Section 8: W2 & SE4

ADDITIONAL INFO: 2— 7500 bushel bins

TAXES: 2016 Taxes—\$1,222.95—2016 Taxes will be paid by the seller, 2017 taxes will be prorated to the date of closing.

FSA INFO: 481.85 +/- cropland acres

Crop	Base Acres	PLC Yield
Wheat	180.65	30
Corn	63.36	65
Sunflowers	14.06	942
Total Base Acres	258.07	

PRICE: \$602,312.50



Colorado Land
Investments I, LLC

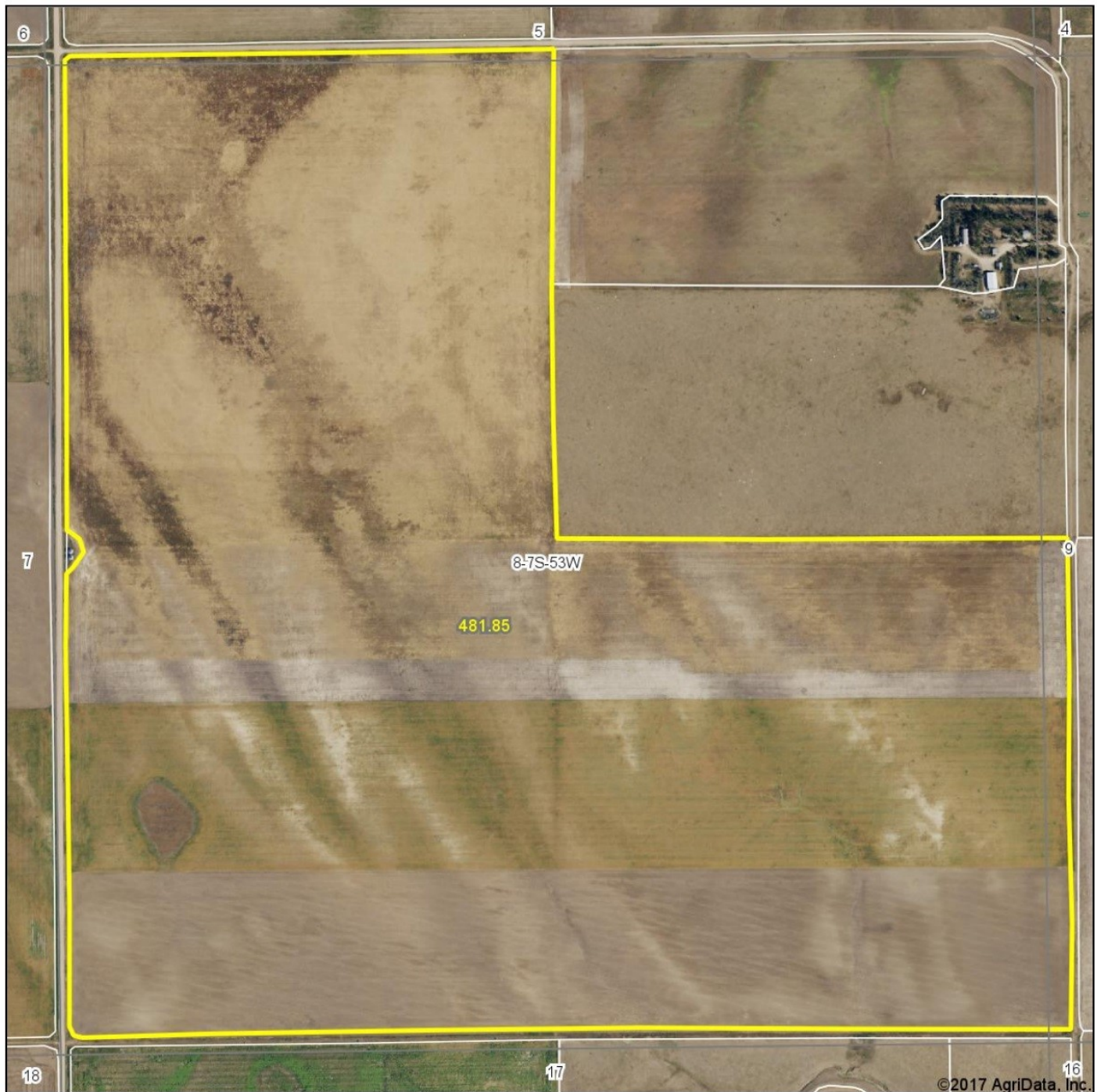
Breck Vassios—Listing Broker
719-349-1785 (Mobile)

Larry J. Hostetler - Managing Broker
719-346-8661 (Office)

www.cololand.com

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Aerial Map

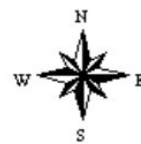


map center: 39° 27' 18.96, -103° 21' 2.83

0ft 833ft 1667ft

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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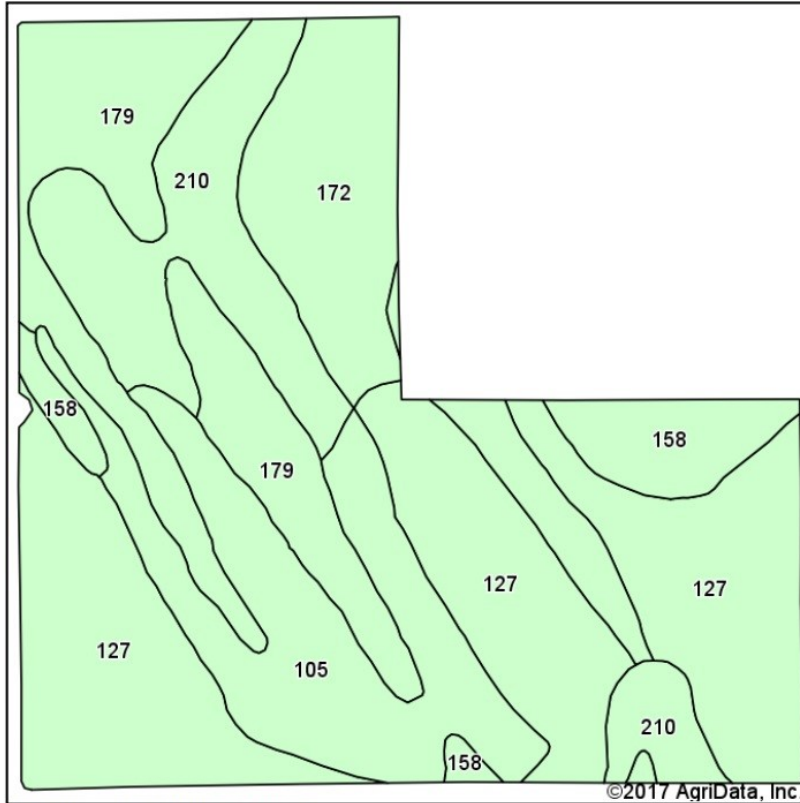
8-7S-53W
Lincoln County
Colorado



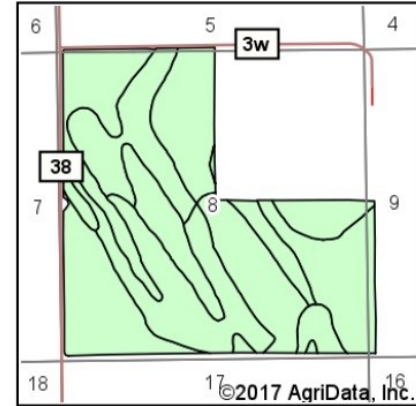
4/19/2017

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Lincoln**
 Location: **8-7S-53W**
 Township: **Arriba**
 Acres: **481.85**
 Date: **4/19/2017**

Maps Provided By



Area Symbol: CO073, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Annual hay crop	Grain sorghum	Mill t	Sorghum hay	Wheat
127	Fort Collins-Platner loams, 1 to 5 percent slopes	165.76	34.4%	IVe		1	22	25	1.5	25
179	Sampson loam, 0 to 2 percent slopes, rarely flooded	80.43	16.7%	IIIc		1.5	25	30	2	28
105	Ascalon sandy loam, 5 to 9 percent slopes	79.02	16.4%	IVc	IVe					
210	Wages loam, 6 to 12 percent slopes	67.36	14.0%	VIe						
172	Platner loam, 0 to 3 percent slopes	48.37	10.0%	IVs	IIIc					
158	Nunn-Sampson, rarely flooded, complex, 0 to 3 percent slopes	40.91	8.5%	IIIc		1.5	25	30	2	30
Weighted Average						0.7	13.9	16.2	1	15.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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