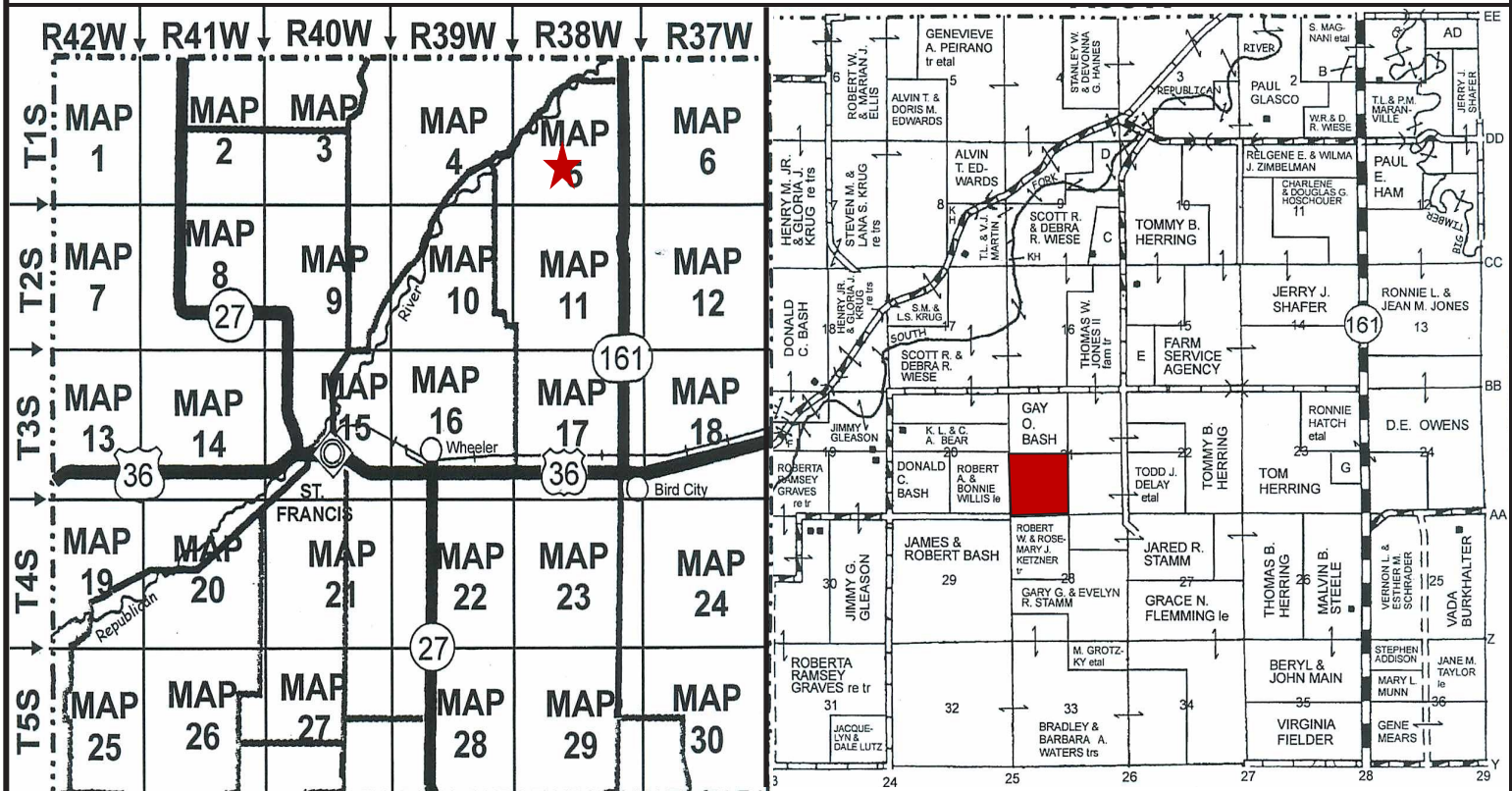


# FOR SALE

# 162.95 ACRES CROPLAND

N5001

## CHEYENNE COUNTY, KANSAS



**LOCATION:** From Bird City, KS go 13 miles North on Hwy 161 to C.R. AA. Proceed 2.5 miles West & you are at the SE corner of the property.

**LEGAL:** Township 1S, Range 38W, Section 21: SW4

**ACREAGE:** 162.95 +/- acres

**POSSESSION:** At closing.

**MINERALS:** Seller will retain 100% of the minerals

**TAXES:** 2015 Taxes—\$351.26

Taxes for 2015 will be paid by the Seller, 2016 taxes will be prorated to the date of closing.

## PRICE: \$154,802.50



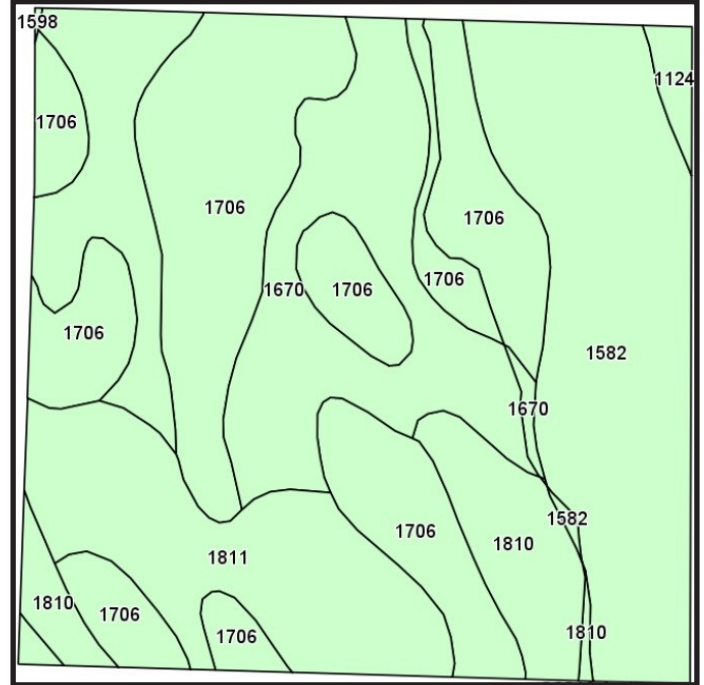
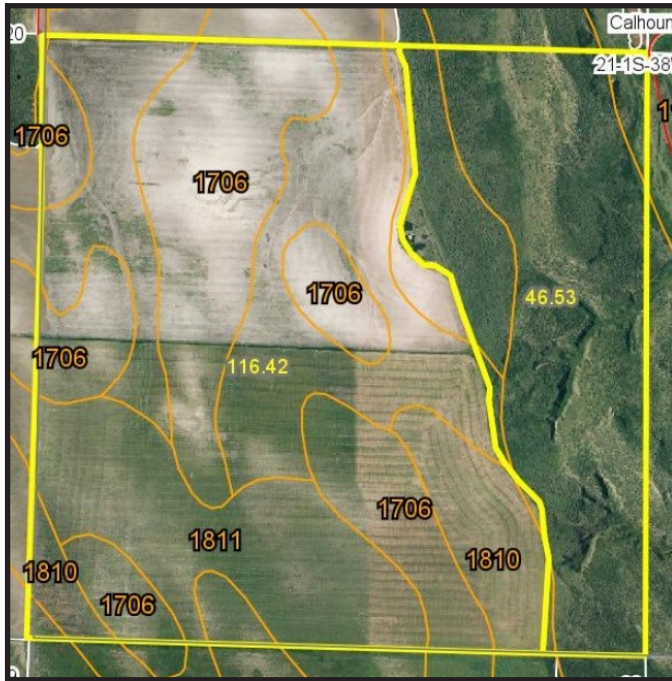
Colorado Land  
Investments I, LLC

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

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## FSA AND SOIL MAPS



Area Symbol: KS023, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
1706	Otero fine sandy loam, 7 to 15 percent slopes	56.41	34.6%	Vle	Vle
1582	Colby silt loam, 20 to 50 percent slopes	36.39	22.3%	Vlle	
1670	Manter fine sandy loam, 3 to 5 percent slopes	35.36	21.7%	IVe	IIle
1811	Satanta loam, 1 to 3 percent slopes	22.15	13.6%	Ile	Ile
1810	Satanta loam, 0 to 1 percent slopes	11.10	6.8%	IIc	I
1124	Bridgeport silt loam, channeled	1.54	0.9%	Vw	

### Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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