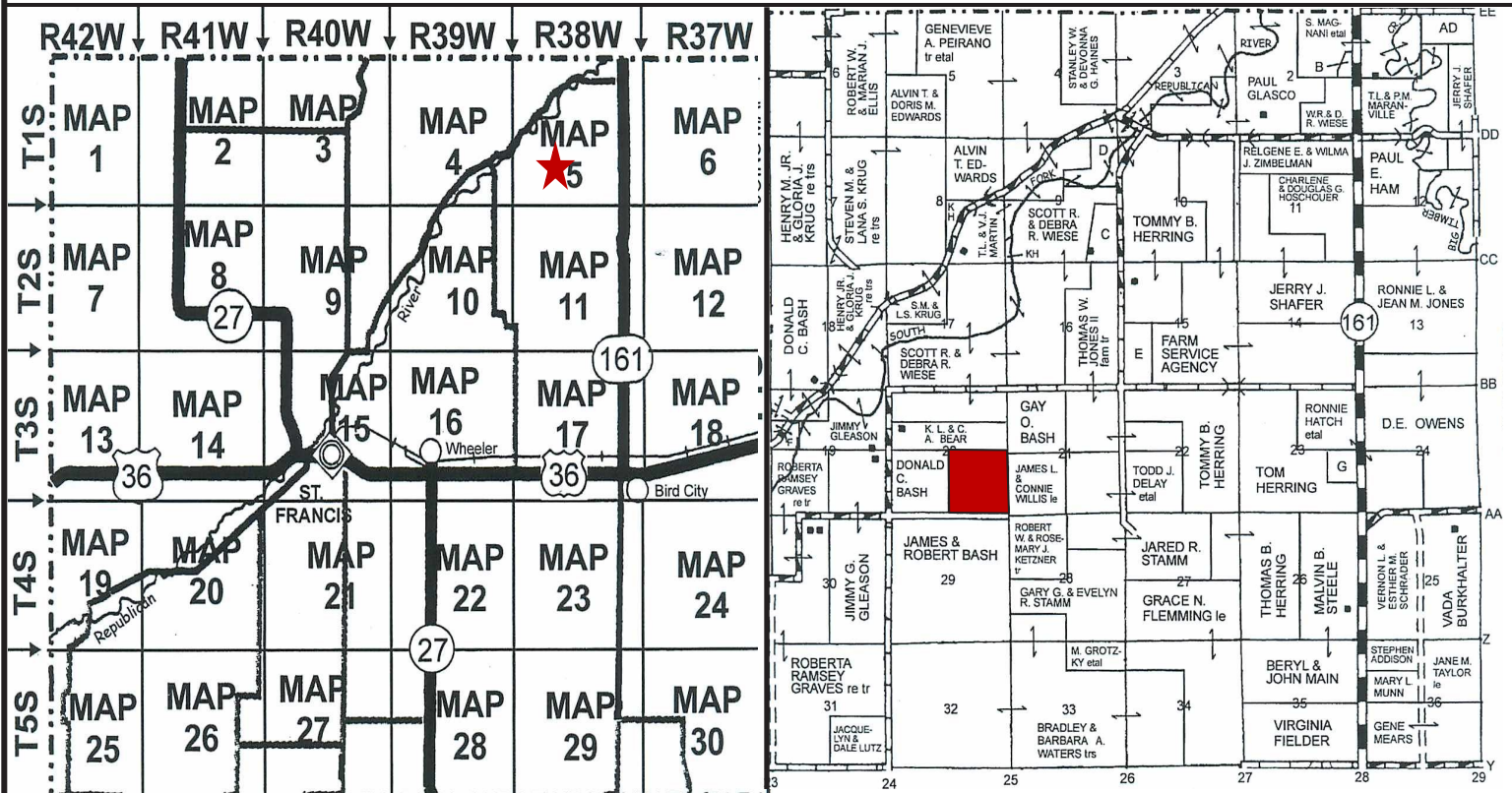


# FOR SALE

# 161.78 ACRES CROPLAND

N5000

## CHEYENNE COUNTY, KANSAS



**LOCATION:** From Bird City, KS go 13 miles North on Hwy 161 to C.R. AA. Proceed 3 miles West & you are at the SE corner of the property.

**LEGAL:** Township 15S, Range 38W, Section 20: SE4

**ACREAGE:** 161.78 +/- acres

**POSSESSION:** At closing.

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

**TAXES:** 2015 Taxes—\$321.44

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

## PRICE: \$153,691.00



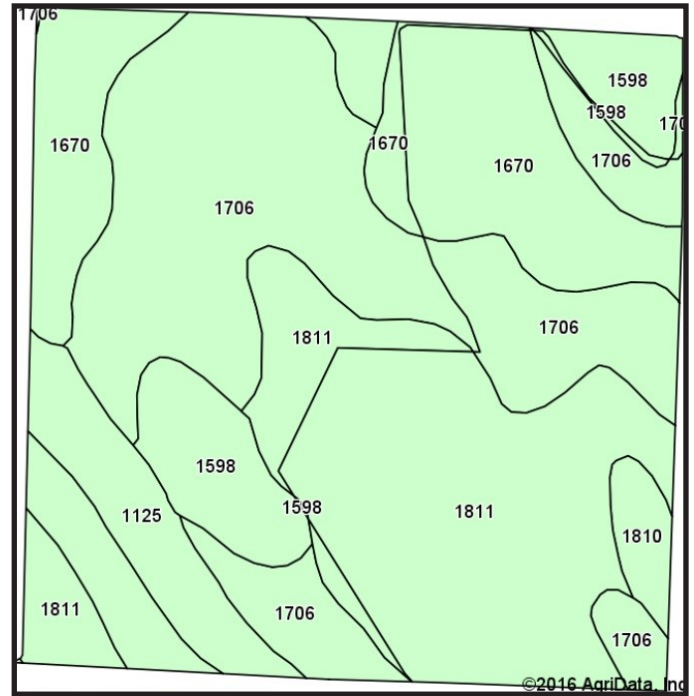
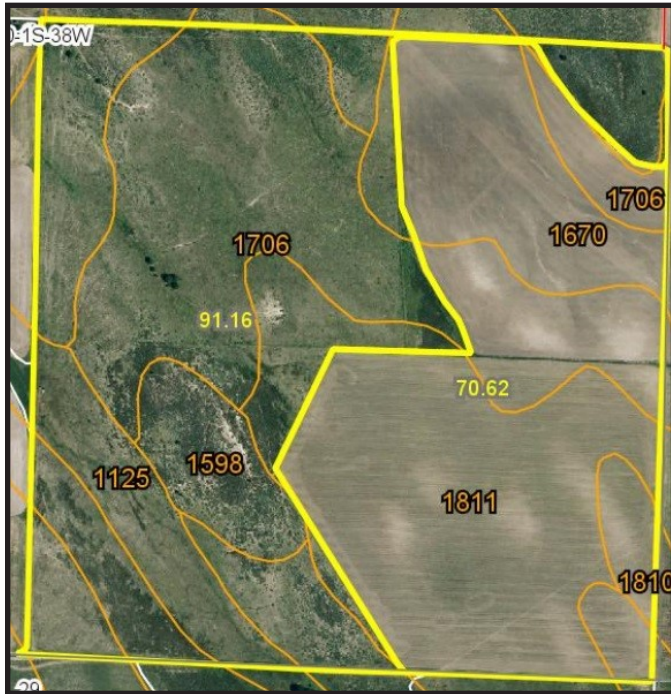
Colorado Land  
Investments I, LLC

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

[www.cololand.com](http://www.cololand.com)

*Driven by Integrity, Guided by Experience*

## 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	60.93	37.7%	Vle	Vle
1811	Satanta loam, 1 to 3 percent slopes	46.06	28.5%	Ile	Ile
1670	Manter fine sandy loam, 3 to 5 percent slopes	28.05	17.3%	IVe	IIIe
1598	Dwyer loamy fine sand, 3 to 15 percent slopes	14.33	8.9%	Vle	IVe
1125	Bridgeport silt loam, occasionally flooded	9.55	5.9%	IIw	IIw
1810	Satanta loam, 0 to 1 percent slopes	2.86	1.8%	IIc	I

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

NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.