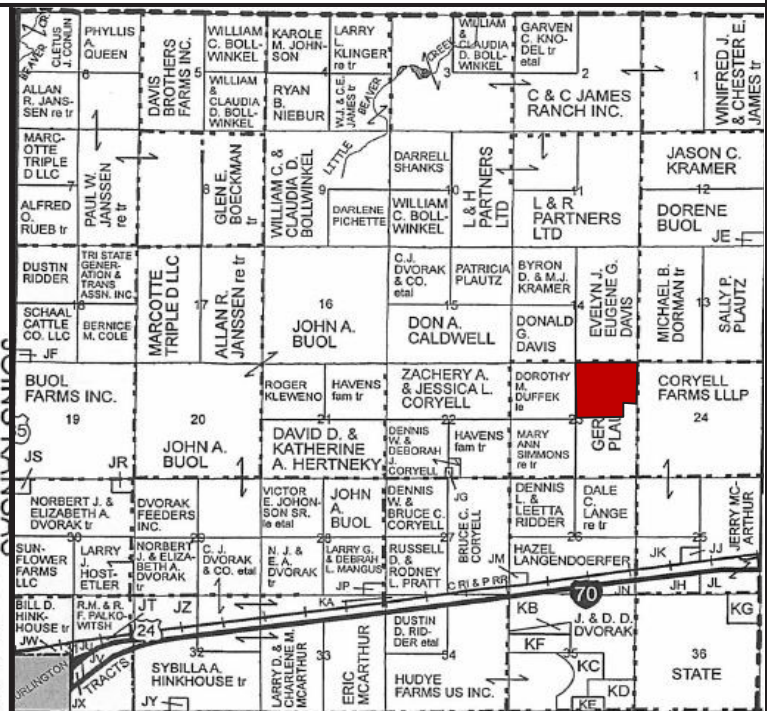
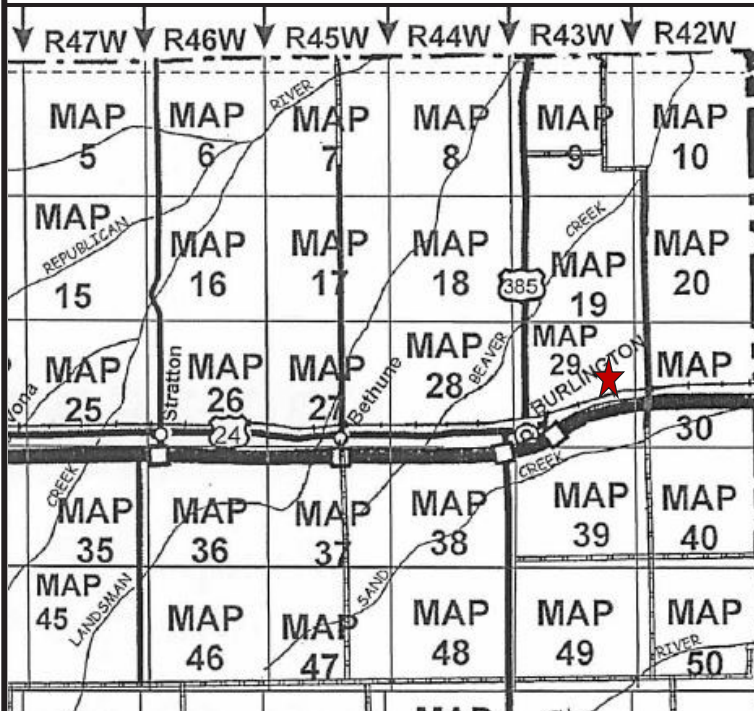


FOR SALE

155.1 ACRES DRYLAND & GRASSLAND

L1529

KIT CARSON COUNTY, COLORADO



LOCATION: From Burlington, CO follow Hwy 24 East of town for 4.5 miles. Turn North on CR 54 and follow for 1.5 miles and you will be at the Southeast corner of the property.

LEGAL: Township Eight South, Range Forty-Three, Section Twenty-Three: NE4 less tract

ACREAGE: 130.3 +/- dryland & 24.8 +/- grassland acres

CROPS: Subject to present tenants lease through harvest of 2016

POSSESSION: After 2016 harvest

LEASE: Subject property has a wind lease

MINERALS: Negotiable

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

PRICE: \$325,240.00

**** PRICE REDUCED ****



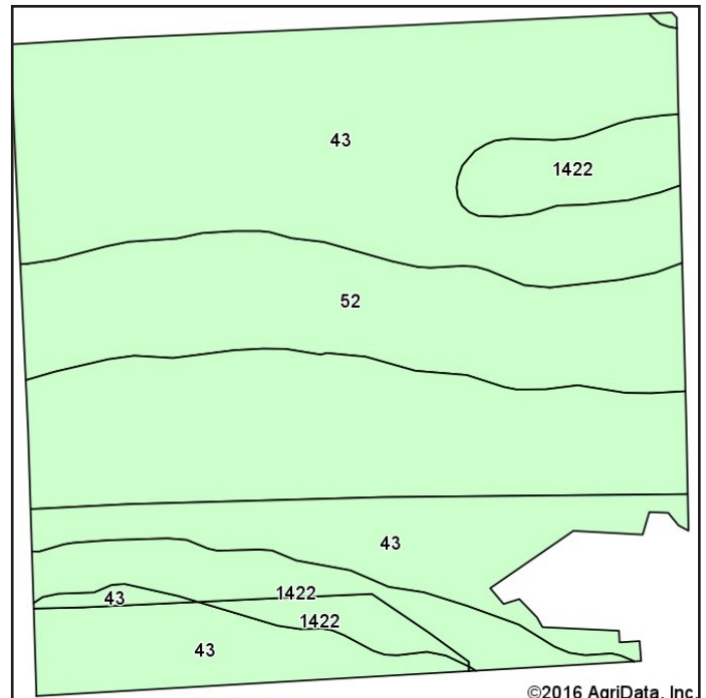
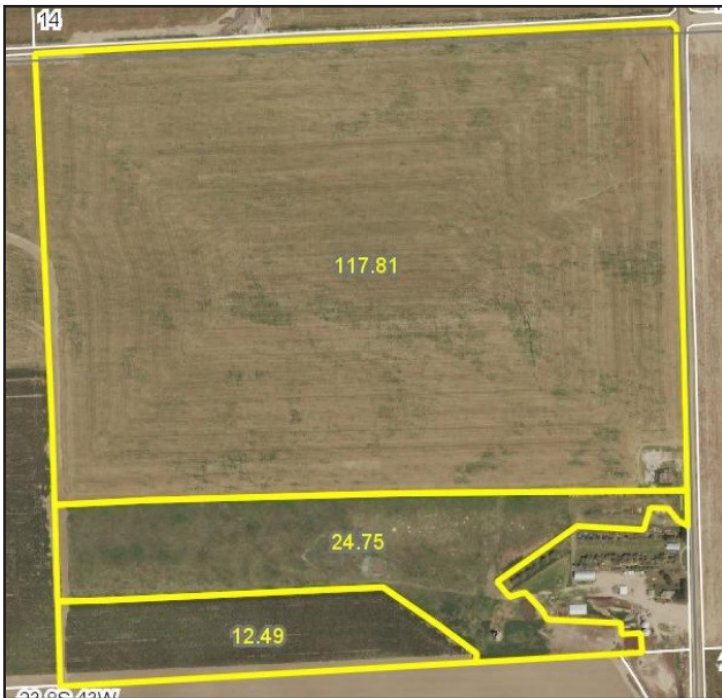
Colorado Land
Investments I, LLC

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

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Driven by Integrity, Guided by Experience

FSA & SOIL MAPS



Area Symbol: CO063, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Dry pinto beans	Grain sorghum	Sunflowers	Wheat
43	Kuma-Keith silt loams, 0 to 2 percent slopes	109.60	70.7%	IIc	Ile	900	38	1000	38
52	Norka silt loam, 0 to 3 percent slopes	27.99	18.1%	IIIe	Ile	800		1000	35
1422	Goshen silt loam, rarely flooded	17.46	11.3%	IIIc	Iw				
Weighted Average						780.6	26.9	887.4	33.2

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.