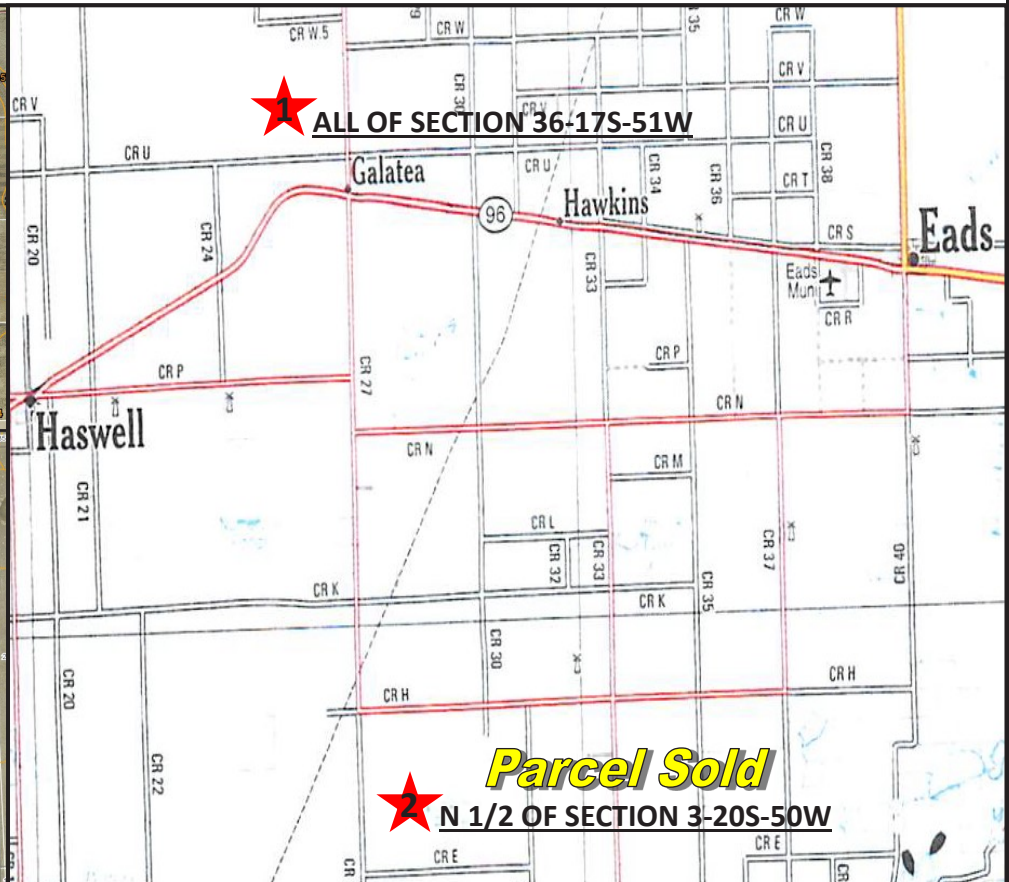


FOR SALE

654.7 ACRES CRP LAND

KIOWA COUNTY, COLORADO



LOCATION: Tract #1 - Go 1 mile north on County Rd 27 to County Rd U and West 3 miles. ~~Tract #2 - Go 9 miles South on County Rd 27 to County Rd H and East 1 mile.~~

LEGALS: Township 17 South, Range 51 West
Section: 36 All and Township 20 South Range 50 West
~~Section: 3 N1/2~~

FSA INFORMATION: 654.7 CRP Acres
~~Expiration: 9/30/2020 Acres Enrolled: 300~~
~~Rate/Acres: \$32.78 Ann. Payment: \$9,834.00~~
Expiration: 9/30/2020 Acres Enrolled: 654.7
Rate/Acres: \$36.59 Ann. Payment: \$23,955.47

Total annual CRP payment = \$23,955.47

CRP PAYMENT: 2015 CRP payment will be prorated to the date of closing.

MINERALS: Seller's own no mineral rights.

POSSESSION: At Closing

TAXES: Seller will pay taxes for all of 2014 and prior years. Taxes for 2015 will prorated to the date of closing

PRICE: \$409,187.50

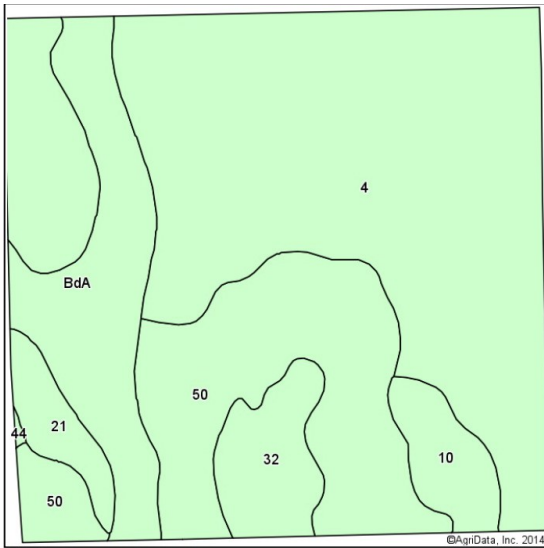
2014 Taxes: \$906.88



Colorado Land
Investments I, LLC

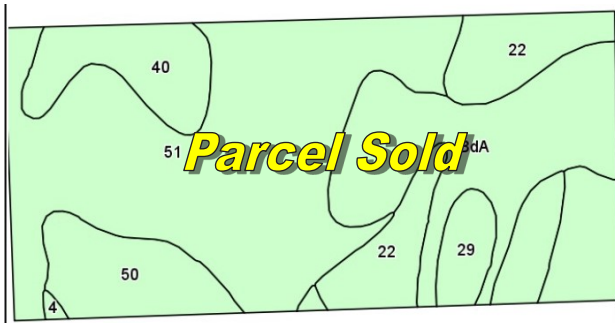
Cary Schlosser - Listing Broker - 719-346-8661
(Office) or 719-349-0478 (Cell Phone)

Larry J. Hostetler - Managing Broker - 719-346-8661 (Office)
or 719-342-8661 (Cell Phone)



Area Symbol: C0061, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Grain sorghum	Wheat	Winter wheat
4	Baca-Wiley complex, 0 to 2 percent slopes	356.88	54.5%	IVe	Ie	18	21	
50	Fort loam, 0 to 3 percent slopes	134.86	20.6%	IVc	Ile			
BdA	Bacid silt loam, 0 to 3 percent slopes	85.29	13.0%	IVc	Ile			
32	Singerton-Pultney complex, 1 to 10 percent slopes	33.74	5.2%	VIe				
10	Colby silt loam, 1 to 3 percent slopes	24.53	3.7%	IVe	IIe	22		20
21	Kim-Harvey-Stoneham loams, 1 to 3 percent slopes	18.82	2.9%	IVc	Ile	13	15	
44	Wild silt loam, 0 to 3 percent slopes	0.56	0.1%	IVc	IIe			
Weighted Average						11	11.9	0.7



Area Symbol: C0061, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Grain sorghum	Wheat
51	Fort sandy loam, 0 to 5 percent slopes	129.06	43.0%	IVe	Ile		
BdA	Bacid silt loam, 0 to 3 percent slopes	58.96	19.7%	IVc	Ile		
22	Kim-Stoneham-Larimer loams, 3 to 12 percent slopes	41.96	13.8%	Ve	IVe	15	17
50	Fort loam, 0 to 3 percent slopes	38.18	12.7%	IVc	Ile		
40	Vona-Stoneham sandy loams, 1 to 10 percent slopes	22.57	7.5%	Ve	IIIe		
29	Playas	9.08	3.0%	VIw	VIw		
4	Baca-Wiley complex, 0 to 2 percent slopes	0.76	0.3%	IVe	Ie	18	21
Weighted Average						2.1	2.4

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.