

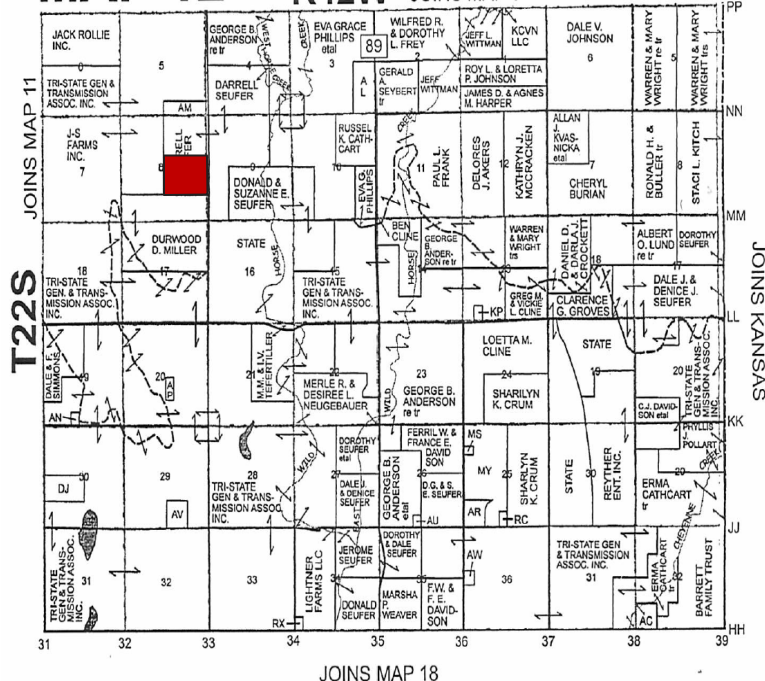
FOR SALE

145.45 ACRES CRP LAND

PROWERS COUNTY, COLORADO

MAP 12

R42W JOINS MAP 6 R41W



LOCATION: From Holly, CO go 2 miles West on HWY 50 to County Road 33 and go 6 miles north. **Sign will be Posted**

LEGAL: Township 22 South, Range 42 West Section 8: SWNE4,N2SE4

FSA INFORMATION: 145.45 Total CRP Acres

Expiration: 9/30/2020 Acres Enrolled: 145.45
Rate/Acres: \$33.77 Ann. Payment: \$4,911.85

CRP PAYMENT: 2016 CRP Payment will be prorated to the date of closing and all future payments to the Buyer.

MINERALS: The seller will retain 100% of the mineral rights on the subject property.

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. **2014 Total Taxes: \$203.30**

PRICE: \$98,178.75

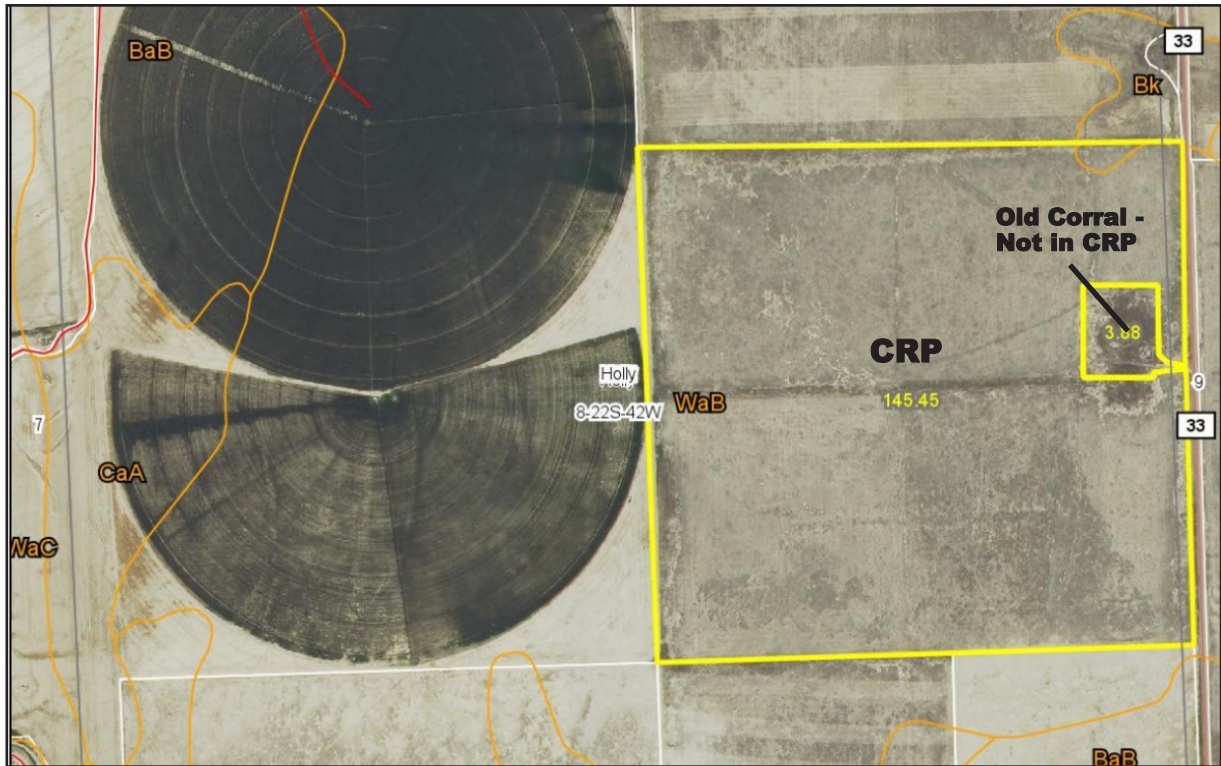


Colorado Land
Investments I, LLC

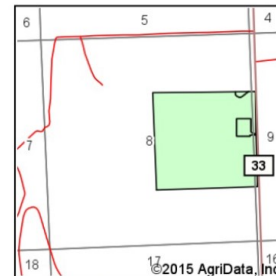
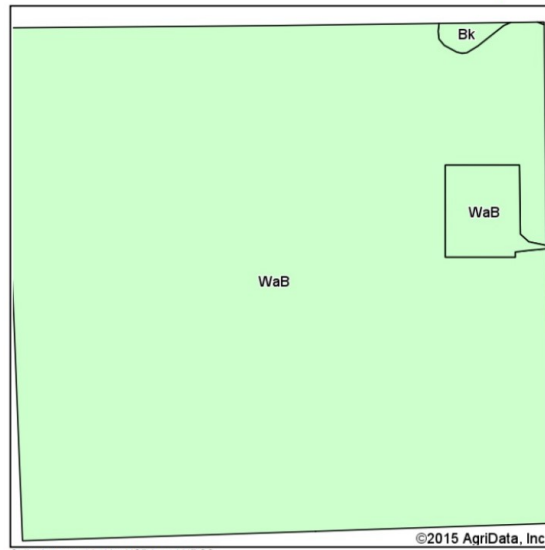
Cary Schlosser - Listing Broker - 719-346-8661 (Office)
or 719-349-0478 (Cell Phone)

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

FSA AND SOIL MAPS



Soil Map



State: Colorado
County: Prowers
Location: 8-22S-42W
Township: Holly
Acres: 149.33
Date: 9/30/2015

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO099, Soil Area Version: 14								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Barley	Grain sorghum	Wheat
WaB	Wiley silt loam, 0 to 3 percent slopes	148.57	99.5%	IVc	IIIc	12	18	20
Bk	Breaks-alluvial land complex	0.76	0.5%	Vle				
Weighted Average						11.9	17.9	19.9

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

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