

FOR SALE

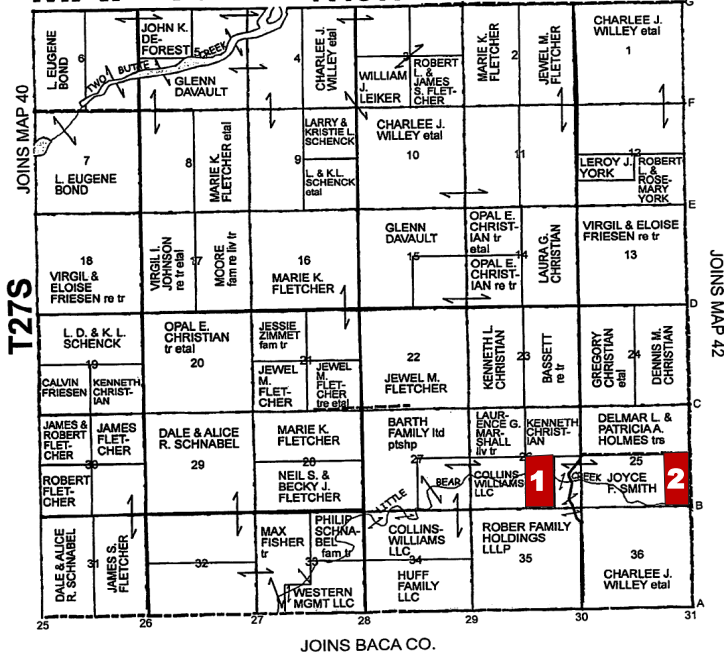
160.5 ACRES CRP & GRASS LAND

PROWERS COUNTY, COLORADO

MAP 41

R43W

JOINS MAP 35



LOCATION: From Holly, CO go 25 miles South on HWY 89 to County Road D and West 4 miles to County Road 31 and South 2 miles.

LEGAL: **Tract #1** - Township 27 South, Range 43 West Section 26: W2SE4 and **Tract #2** - Township 27 South, Range 43 West Section 25: E2SE4

FSA INFORMATION: 120.4 CRP Acres - 40.1 Grass Acres

Tract #1 - Expiration: 9/30/2020 Acres Enrolled: 46.4 Rate/Acres: \$30.46 Ann. Payment: \$1,413.00

Tract #2 - Expiration: 9/30/2027 Acres Enrolled: 74.0 Rate/Acres: \$38.05 Ann. Payment: \$2,816.00

CRP PAYMENT: 2015 CRP Payment will be prorated to the date of closing and all future payments to Buyer.

MINERALS: Seller will retain all mineral rights owned.

POSSESSION: At Closing

TAXES: 2015 taxes will prorated to the date of closing. Total 2014 taxes for both tracts - \$109.28

PRICE: \$79,254.00

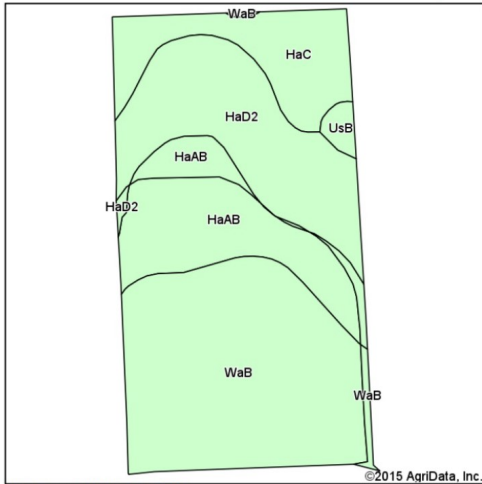


Colorado Land
Investments I, LLC

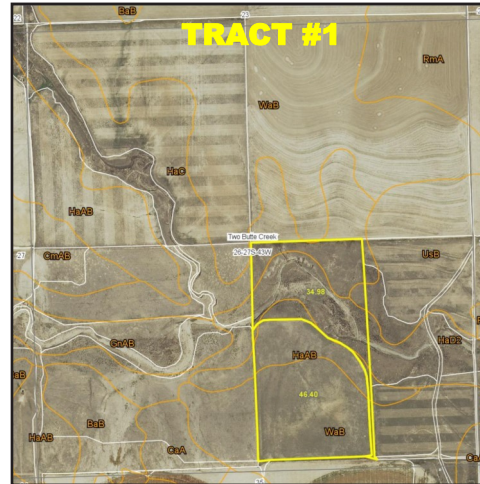
Cary Schlosser - Listing Broker - 719-346-8661 (Office)
or 719-349-0478 (Cell Phone)

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

FSA AND SOIL MAPS

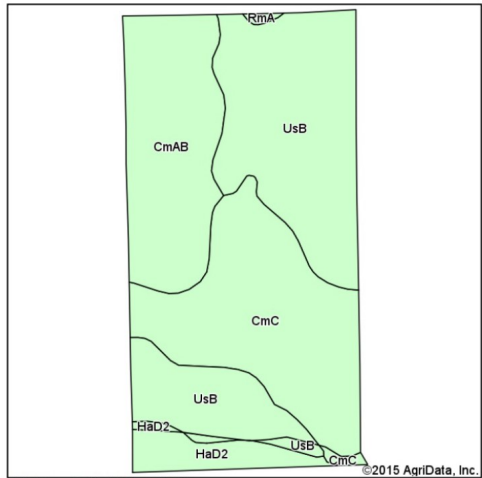


Soils data provided by USDA and NRCS.

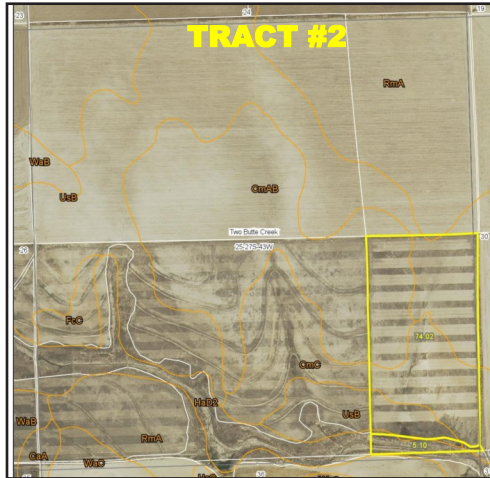


Area Symbol: CO099, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Barley	Grain sorghum	Wheat	Winter wheat
WaB	Wiley silt loam, 0 to 3 percent slopes	33.93	41.7%	IVc	IIle	12	18	20	
HaD2	Harvey loam, 5 to 9 percent slopes, eroded	19.20	23.6%	Vle	Vle	10	12	12	
HaAB	Harvey loam, 0 to 3 percent slopes	16.11	19.8%	IVe	IIle	10	12	12	
HaC	Harvey loam, 3 to 5 percent slopes	11.11	13.7%	Vle	Vle	10	12	12	
UsB	Ulysses silt loam, 0 to 3 percent slopes	1.03	1.3%	IVc	IIle		26		22
Weighted Average						10.7	14.7	15.2	0.3



Soils data provided by USDA and NRCS.



Area Symbol: CO099, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Barley	Grain sorghum	Wheat	Winter wheat
UsB	Ulysses silt loam, 0 to 3 percent slopes	31.65	40.0%	IVc	IIle		26		22
CmC	Colby silt loam, 3 to 5 percent slopes	24.44	30.9%	IVc	IVe	12	12		10
CmAB	Colby silt loam, 0 to 3 percent slopes	18.46	23.3%	IVc	IIle	15	15		14
HaD2	Harvey loam, 5 to 9 percent slopes, eroded	4.35	5.5%	Vle	Vle	10	12	12	
RmA	Richfield silt loam, 0 to 1 percent slopes	0.22	0.3%	IIlc	I				
Weighted Average						7.8	18.3	0.7	15.2

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

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