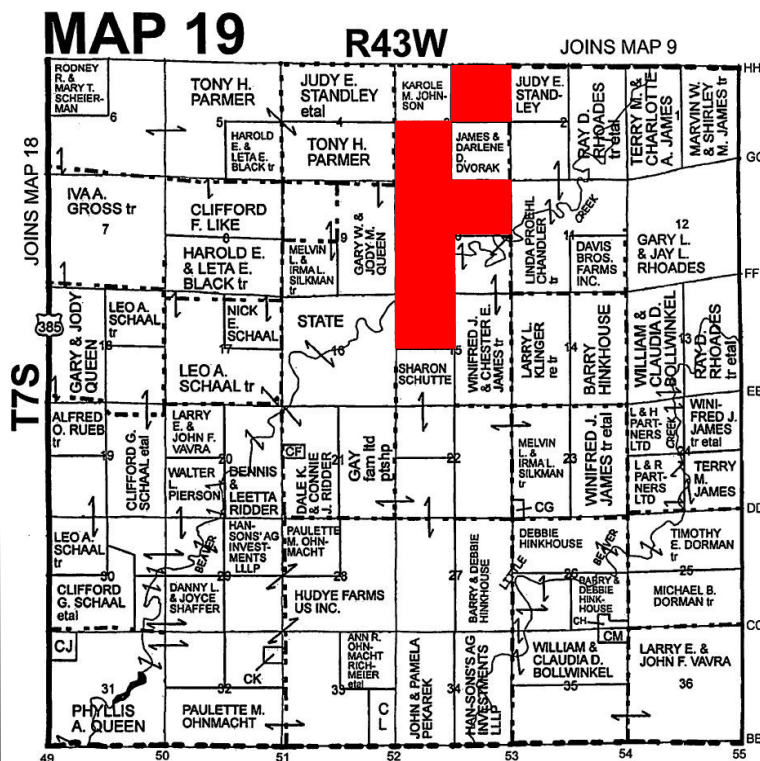


# FOR SALE 952.60 ACRES

## KIT CARSON COUNTY, COLORADO



**LOCATION:** From Burlington, CO go North 11 Miles on Hwy 385 then East 3 miles on County Road GG. You will be at the SW corner of Section 3.

**LEGAL:** Township 7 South, Range 43 West Section 3: NE4 & SW4  
Section 9: Tract in NE4  
Section 10: N2 & SW4  
Section 15: NW4

Kit Carson County, Colorado

**ACREAGE:** 952.60 +/- ( 345.8 irrigated, 164.8 dryland, and 442 grassland acres)

**MINERALS:** Seller will retain all minerals they own.

**TAXES:** \$1,272.66 (2014)

**POSSESSION:** At Closing, subject to lease.

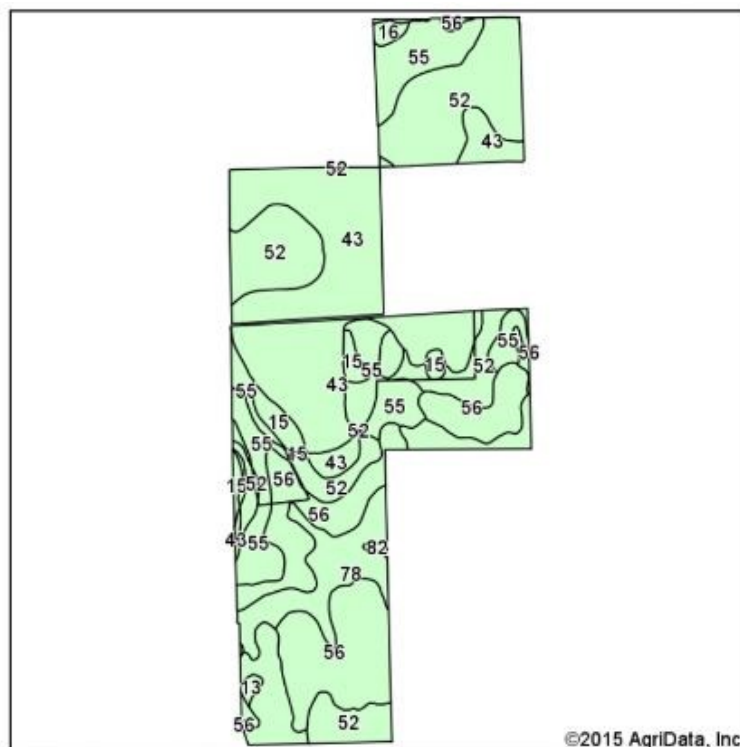
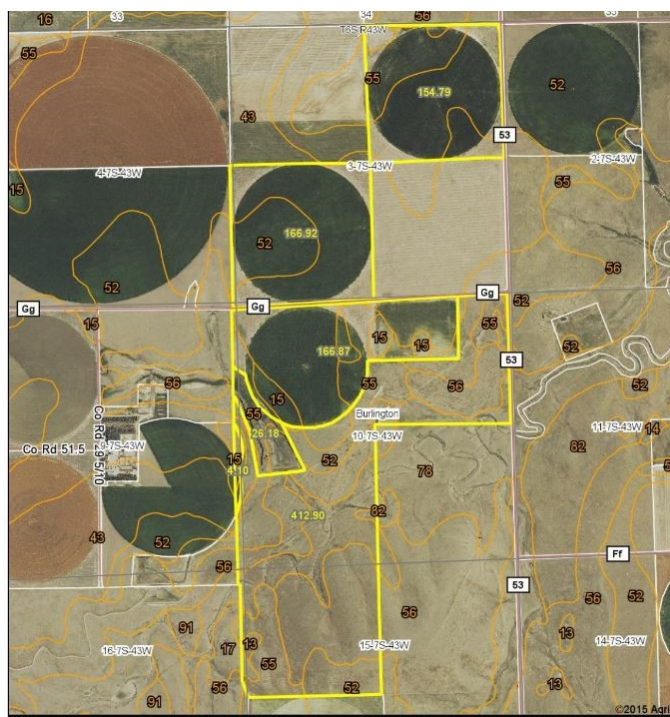
**PRICE:** \$2,358,180.00



Colorado Land  
Investments I, LLC

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

## FSA AND SOIL MAPS



## Area Symbol: CO063, Soil Area Version: 10

| Code | Soil Description                                       | Acres  | % of Field | Non-Irr Class | Irr \Class | Dry Pinto Beans | Grain Sorghum | Sunflowers | Wheat |
|------|--------------------------------------------------------|--------|------------|---------------|------------|-----------------|---------------|------------|-------|
| 43   | Kuma-Keith silt loams, 0 to 2% slopes                  | 250.00 | 26.8%      | IIc           | Ile        | 900             | 38            | 1000       | 38    |
| 52   | Norka silt loams, 0 to 3% slopes                       | 218.61 | 23.5%      | IIIe          | Ile        | 800             |               | 1000       | 35    |
| 56   | Norka-Colby silt loams, 5 to 15% slopes                | 179.73 | 19.3%      | VIe           | VIe        |                 |               |            |       |
| 55   | Norka-Colby silt loams, 3 to 5% slopes                 | 160.21 | 17.2%      | IVe           | IVe        | 700             |               | 800        | 27    |
| 78   | Satanta-Sampson, loams, 0 to 3% slopes, rarely flooded | 77.61  | 8.3%       | IIIc          | Ile        | 900             | 35            | 1000       | 35    |
| 15   | Colby silt loam, 1 to 3% slopes                        | 31.18  | 3.3%       | IIIe          | IIIe       | 650             | 30            | 1000       | 26    |
| 16   | Colby silt loam, 3 to 5% slopes                        | 4.69   | 0.5%       | IVe           | IVe        | 550             | 25            | 750        | 23    |
| 26   | Goshen silt loam, 0 to 2% slopes, rarely flooded       | 2.87   | 0.3%       | IIc           | Ile        | 900             |               | 1000       | 38    |
| 13   | Canyon gravelly loam, 3 to 15% slopes                  | 2.77   | 0.3%       | VIc           | VIe        |                 |               |            |       |
| 17   | Colby silt loam                                        | 2.40   | 0.3%       | VIe           | VIe        |                 |               |            |       |
| 82   | Stoneham-Kimst-Fort Collins loams, 5 to 15% slopes     | 1.69   | 0.2%       | VIe           | VIe        |                 |               |            |       |

**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.