

**99+/- ACRES CROPLAND, GRASS & IMPROVEMENTS
PROWERS COUNTY, CO**

FOR SALE



4100 County Road Hh, Lamar, CO



For virtual tour visit www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



TRAVIS WEAVER, Listing Agent, (620-376-4600)

1420 W. 4TH • COLBY, KS 67701

TOLL FREE: 1-800-247-7863

DONALD L. HAZLETT, BROKER

"When you list with Farm & Ranch, it's as good as SOLD!"



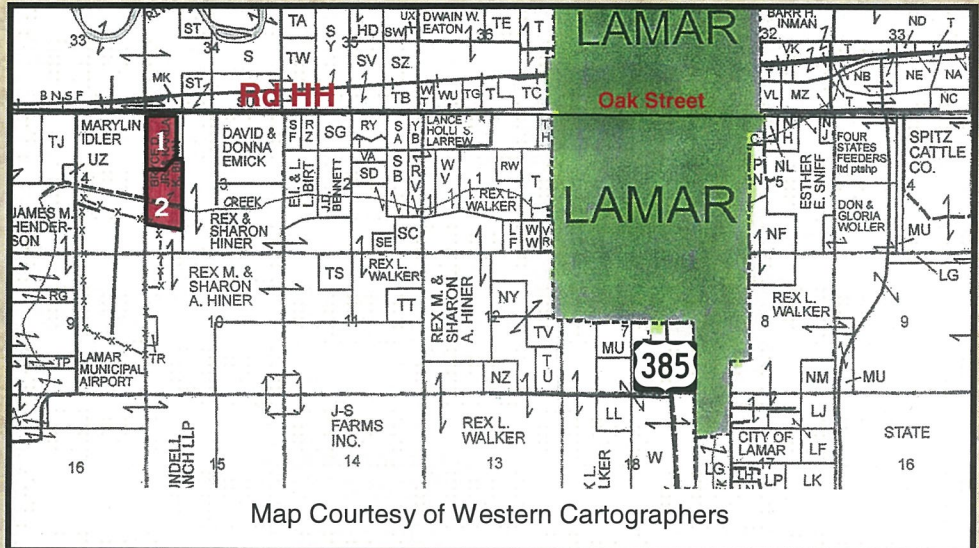
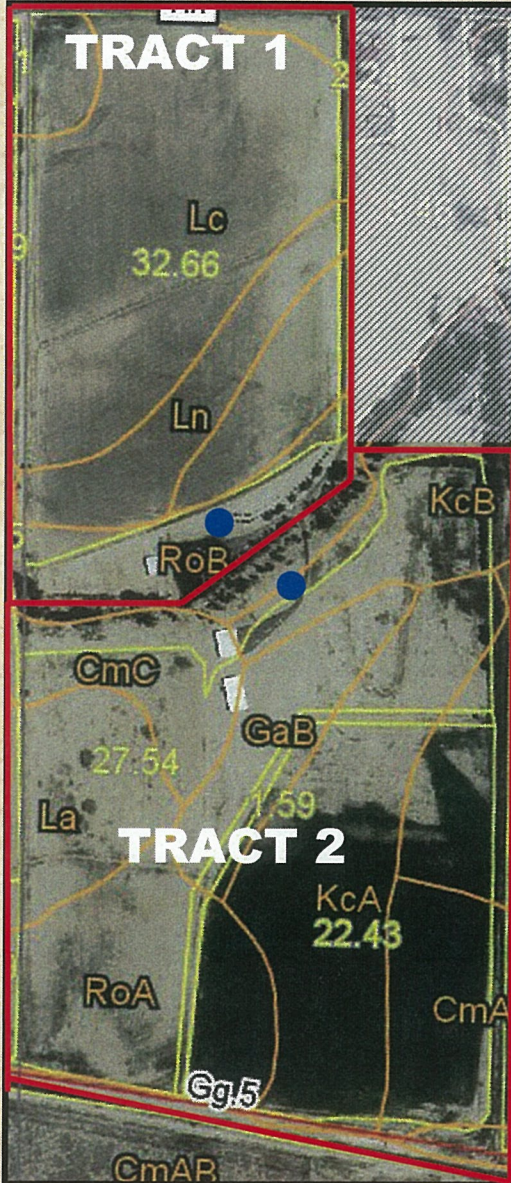
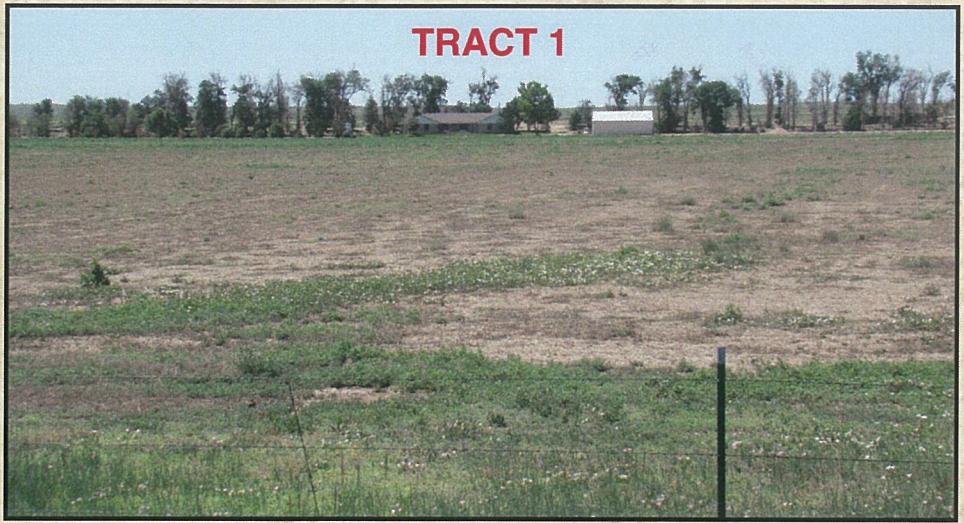
LEGAL DESCRIPTIONS:

TRACT 1: 39+ acre tract in NW/4 of 3-23-47, including beautiful country home and barn.

TRACT 2: 60+ acre tract in W/2 of 3-23-47, including shop building and hay barn.

If tracts sell separately, Seller will provide a survey.

TRACT 1



LOCATION: From Lamar, Colorado, on Road HH (Oak Street), go 3¼ miles West to the Northwest corner of the property.

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

CROPS: There are no growing crops on Tract 1. There are approximately 20 acres of alfalfa on Tract 2.

FSA INFORMATION: All FSA farm program payments associated with the 2014 crop year, if any, will be subject to the new Farm Bill provisions.

POSSESSION: Possession will be date of closing.

REAL ESTATE TAXES: Seller will pay taxes for all of 2013 and prior years. Taxes for 2014 will be prorated to the date of closing. (2013 taxes are combined for both tracts - \$ 2,705.40)

WATER SHARES: See chart below for Fort Bent water shares included with each tract.

| TR | CROP LAND ACRES | GRASS, WATERWAY & IMPROVEMENTS LAND ACRES | WHEAT BASE/ DCP YLD | OATS BASE/DCP YIELD | GRAIN SORGHUM DCP YLD | BARLEY BASE/DCP YIELD | FORT BENT WATER SHARES | PRICE |
|----|-----------------|---|---------------------|---------------------|-----------------------|-----------------------|------------------------|--------------|
| 1 | 32.7 | 6.3± | | | | | 67.0 | \$500,000.00 |
| 2 | 48.5 | 11.5± | 3.6/38 | 0.6/55 | 10.0/23 | 1.0/55 | 95.0 | \$250,000.00 |
| | 81.2 | 17.8± | | | | | | |



IF YOU ARE LOOKING FOR A HOME WITH SERENITY & LOTS OF OUTDOOR SPACE THEN LOOK NO FURTHER!



TRACT 1:

4,625 SQUARE FOOT HOME ON ONE LEVEL -- JUST WAITING FOR THE NEW OWNERS TO MOVE IN!

This home features 5 bedrooms, 4 baths, family room with fireplace and den area, fitness room, rec room with bar and fireplace.

- All kitchen appliances and hot tub are included
- Central air and heat
- 3-car attached garage
- Porch and enclosed patio
- City water and sewer
- Propane tank
- 45'x48' Cleary barn
- Stock water well
- Asphalt driveway to house



TRACT 2:

- 5,000 sq.ft. insulated & heated shop building with concrete floor, 2,500 sq. ft. hay barn and stock water well
- Asphalt driveway to shop

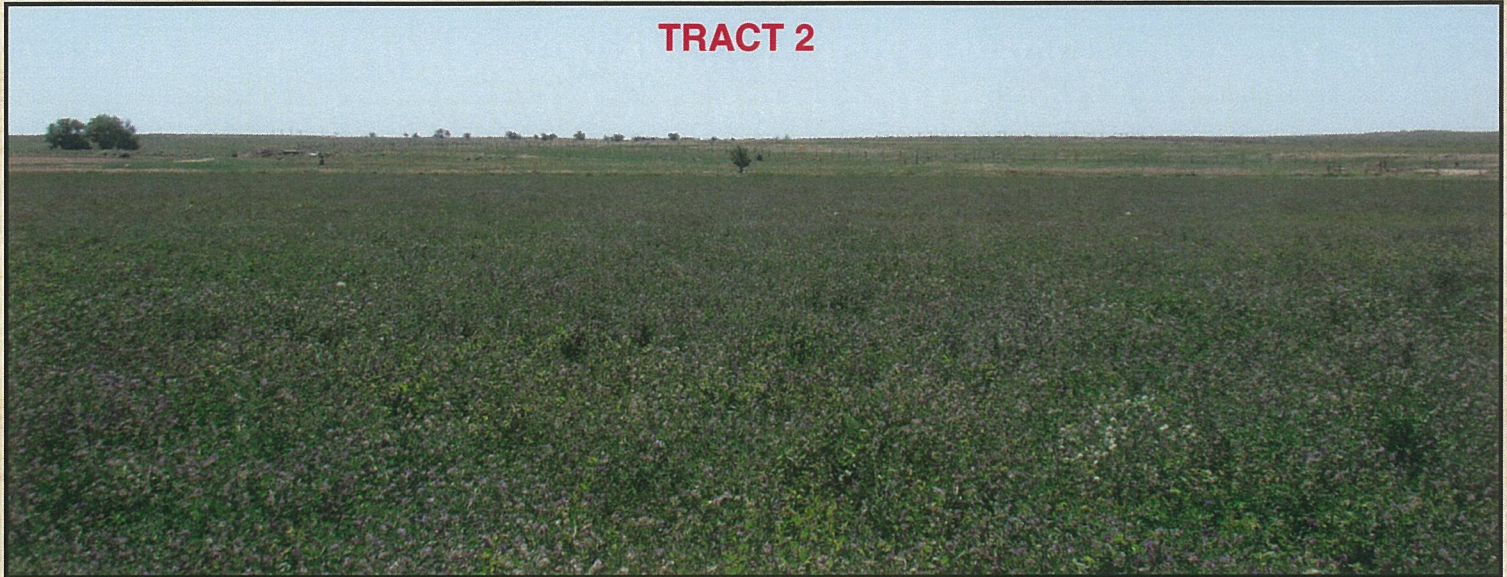
**FOR VIRTUAL TOURS VISIT
www.farmandranchrealty.com**



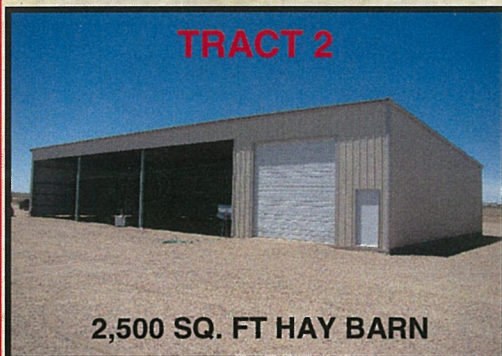


The property is just minutes from the Lamar airport and just South of the Arkansas River.

TRACT 2



TRACT 2



2,500 SQ. FT HAY BARN

Don't miss this opportunity — properties such as this are few and far between! *Call today and schedule a private showing of this beautiful property!*

TRACT 2



5,000 SQ. FT SHOP

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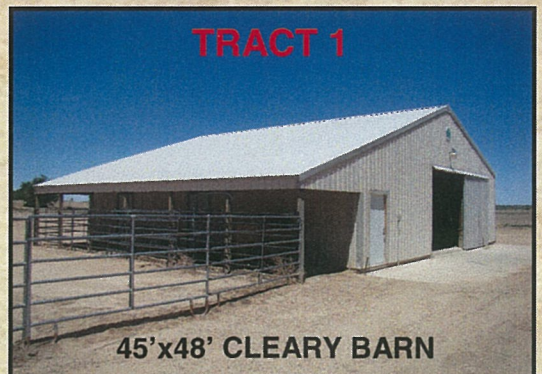
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TRACT 1



45'x48' CLEARY BARN