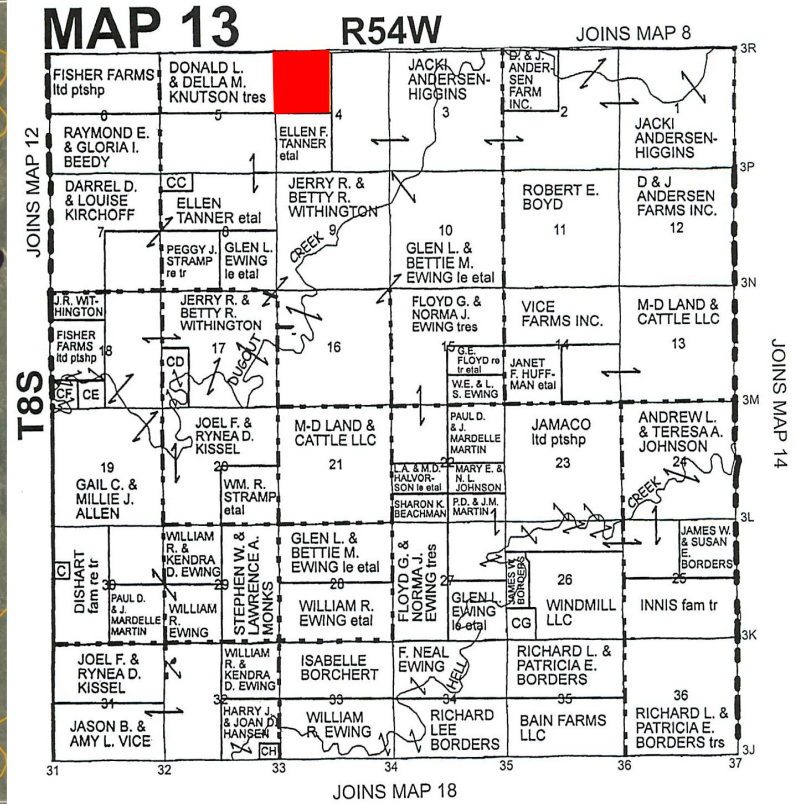
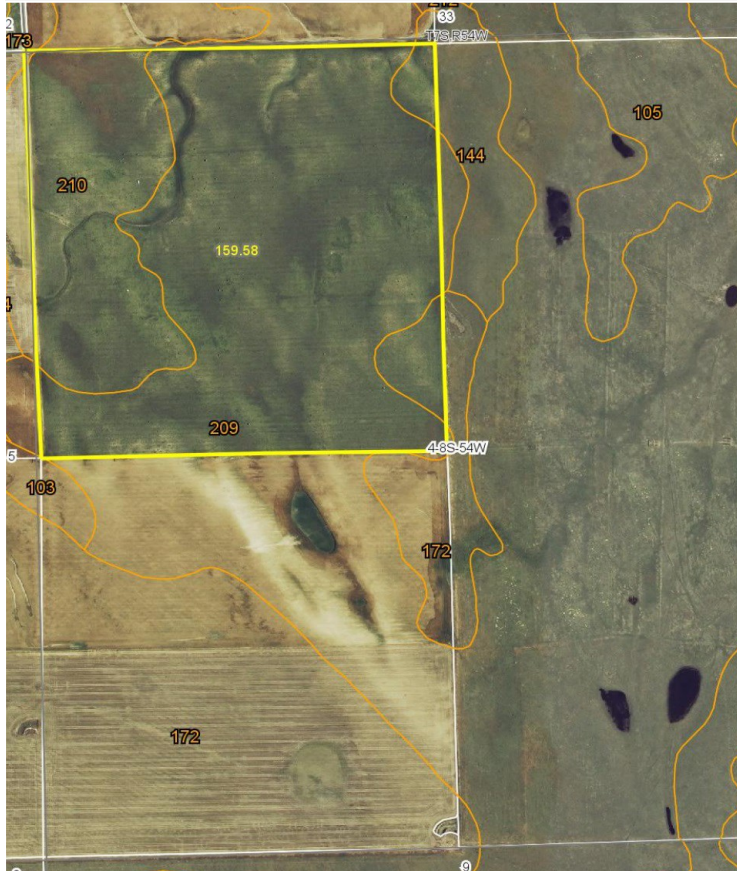


CRP LAND FOR SALE

Colorado Land Investments I, LLC



**160 +/- CRP Acres
Lincoln County, Colorado**



**Colorado Land
Investments I, LLC**

Larry Hostetler
Owner/Managing Broker
Burlington, CO 80807
719-346-8661 Office Phone
719-346-8662 Cell Phone

Cary Schlosser
Listing Broker
Burlington, CO 80807
719-346-8661 Office Phone
719-349-0478 Cell Phone

Land Information

LOCATION: From Genoa, Colorado go 6 1/2 mile North on County Road 31 to County Road 3R, then West 2 miles to County Road 33. Then refer to attached plat map.

LEGALS: Township 8 South, Range 54 West
Section 4: North West 1/4

ACREAGE: 160 +/-

CROPS: CRP

MINERALS: Sellers owns 100% of mineral rights and they will convey 100% to the buyer.

TENANT: None

CRP INFORMATION:

Expiration: 9/30/2021 **Acres Enrolled:** 159.6
Rate/Acres \$28.36 **Ann. Payment:** \$4526.00

POSSESSION: At Closing

ADDITIONAL INFORMATION: None

TAXES: \$364.94 (2012) & \$423.13 (2013)

PRICE: \$192,000.00 (\$1200.00 per acre)

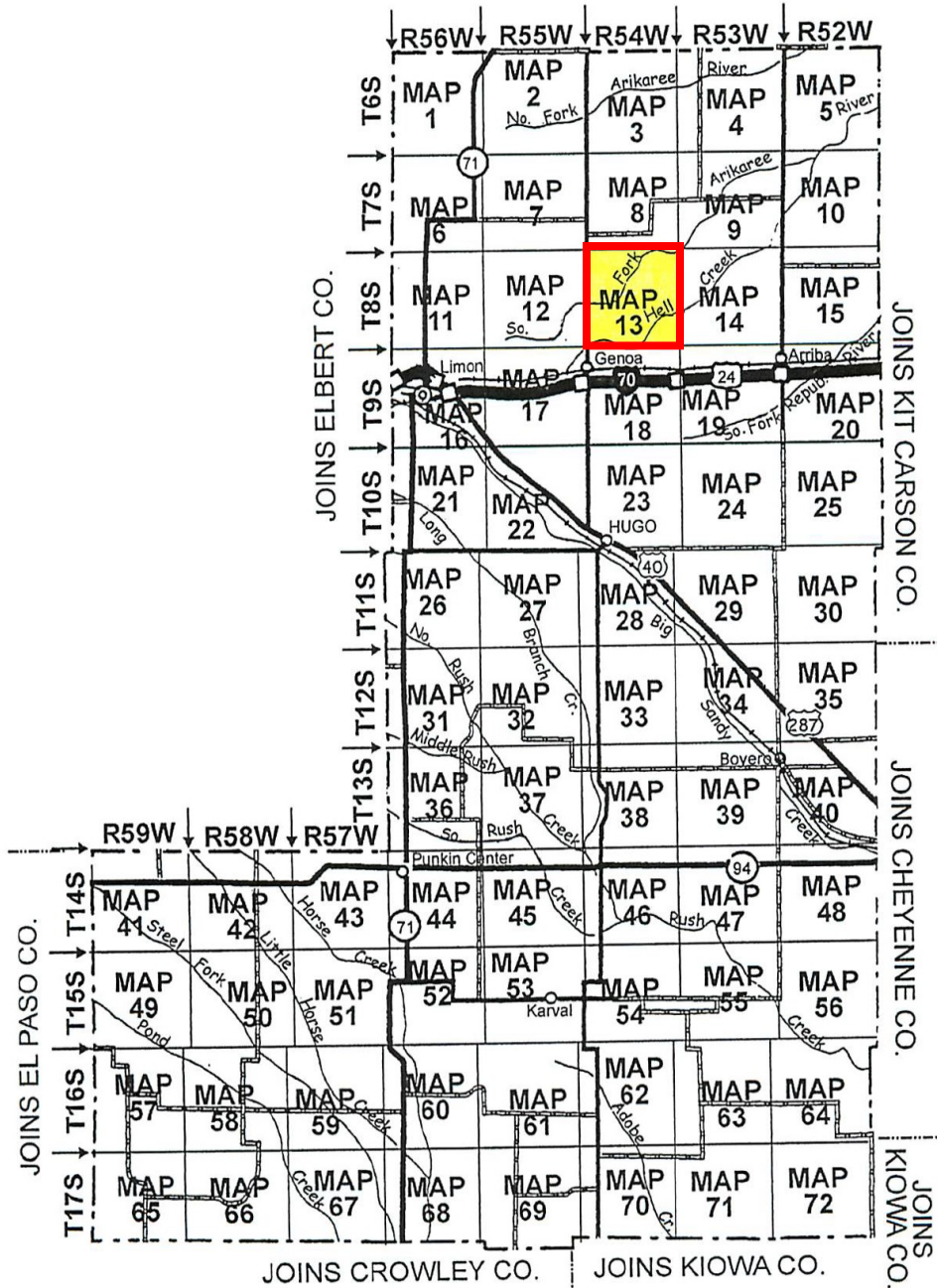
Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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.



LINCOLN COUNTY CODE MAP

JOINS WASHINGTON CO.



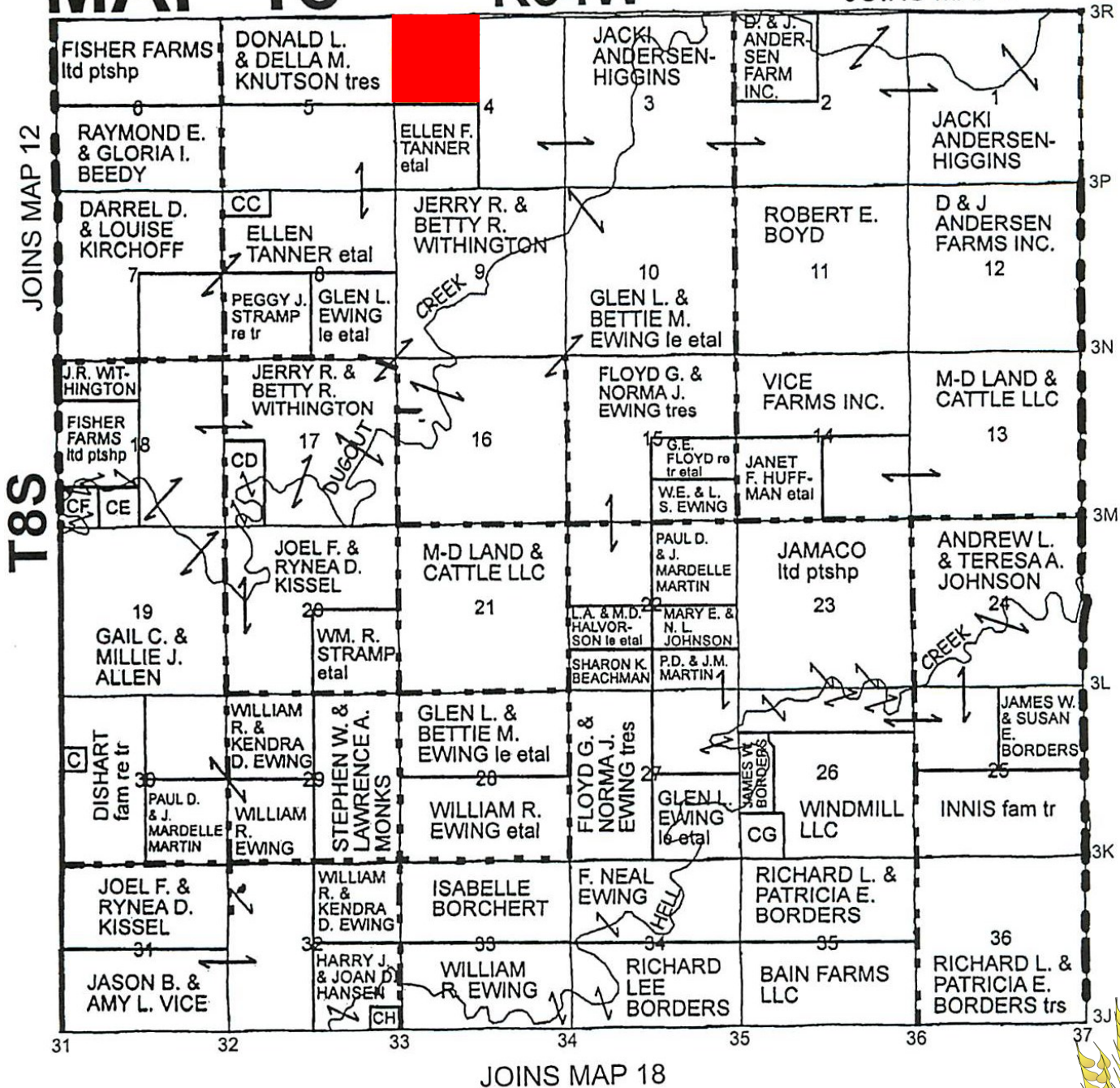
Legend	
	... connects land owned by same person
	Highways
	Paved
	Bladed
	Gravel Local
	Gravel Major
	Railroads
	Rivers/Streams
	City Limits
	Township Lines (PLSS)



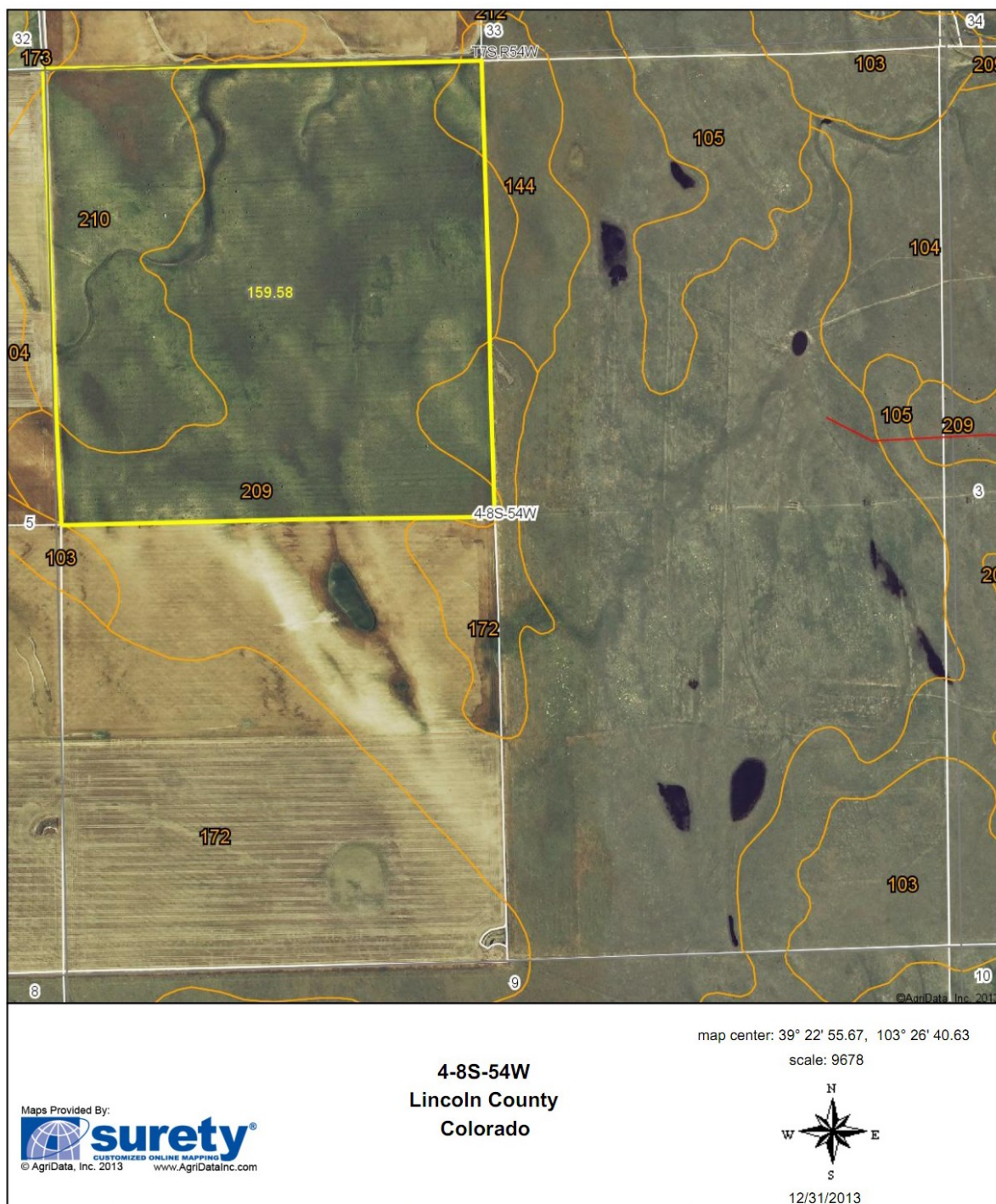
MAP 13

R54W

JOINS MAP 8



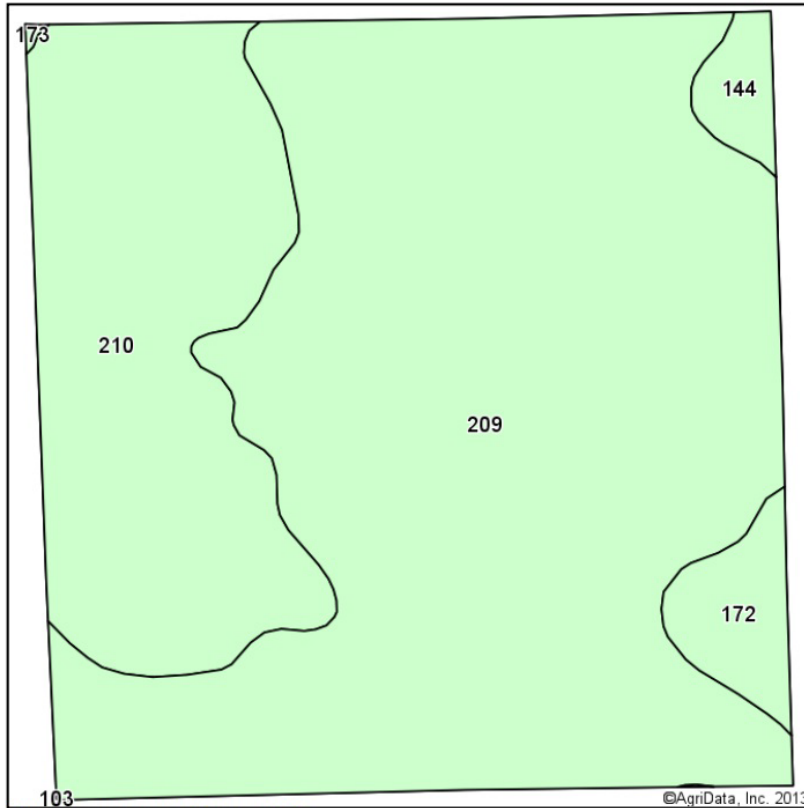
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

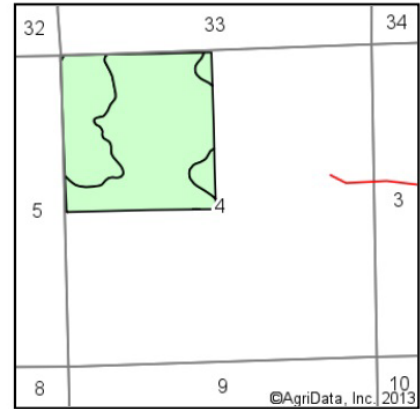


Soil Map

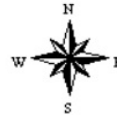


Soils data provided by USDA and NRCS.

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State: **Colorado**
 County: **Lincoln**
 Location: **4-8S-54W**
 Township: **Arriba**
 Acres: **159.58**
 Date: **12/31/2013**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Annual hay crop	Dry pinto beans	Grain sorghum	Millet	Sorghum hay	Sunflowers	Wheat
209	Wages loam, 2 to 6 percent slopes	110.37	69.2%	IVe		600	25			700	27
210	Wages loam, 6 to 12 percent slopes	41.51	26.0%	VIe							
172	Platner loam, 0 to 3 percent slopes	5.02	3.1%	IIIC	1.5		25	30	1.5		35
144	Kimst loam, 3 to 12 percent slopes	2.59	1.6%	VIe							
173	Platner-Ascalon complex, 0 to 3 percent slopes	0.09	0.1%	IIIC	1.5		25	30	1.5		35
Weighted Average					0	415	18.1	1	0	484.1	19.8

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

