



Farm and Improvements Located North of Wiggins, CO

17473 Hwy 39 Wiggins, CO

Acreage: 438 Total Acres +/- . The south pivot has all of the corners intact, the north two pivots are missing the Northeast corners. Per FSA there are 425 cropland acres. There are 325.8 total base acres consisting of 321.4 acres of corn base with a direct and CC yield of 113 bushel and 4.4 base acres of oats with a direct and CC yield of 35 bushel.

Growing Crops: There are 250 +/- acres of growing wheat on the subject property. Possession of the wheat is negotiable.

Minerals: The north quarter has 100% of the mineral rights, the south quarter has 1/8 and the middle quarter has 1/6. The minerals have not yet been leased.

Water: The farm has 30 Shares of OWW. The assessments are \$2,200. There are two irrigation wells in the augmentation plan which is not yet allowed to pump water. There is also a 1" Morgan Quality water tap that the three homes share.

Improvements: 3,454 sq ft brick home, the upstairs has been completely remodeled in 2007 including plumbing, heating, AC, electrical, lighting and flooring. This home has 3 bedrooms, 3 bathrooms and a 3 car attached garage. 2,200 sq ft 3 bedroom 2 bath with a 2 car detached garage. 1,764 sq ft 4 bedroom, 2 bath with a 2 car attached garage. 50'x90' metal building with a partial concrete floor and a 27'x66' block building.

Taxes: \$1,929.28

Price: \$1,000,000



This farm is exclusively offered by:

Ryan L Hostetler, ALC
Accredited Land Consultant
303 883 7080 cell
ryan@agpros.com

Olivia Cain
Associate Broker
720 684 7220 Cell
ocain@agpros.com

NOTICE TO PROSPECTIVE PURCHASERS: The information contained herein has either been given to us by the owner or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. AGPROfessionals, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. AGPROfessionals, 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.

Colorado
Morgan
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2942
Prepared: 2/5/13 8:49 AM
Crop Year: 2013
Page: 1 of 2

Operator Name Farm Identifier Recon Number
TERRY R WEITZEL

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
480.0	425.0	425.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	425.0	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
OATS	4.4	35	35	0.0
CORN	321.4	113	113	0.0
Total Base Acres:	325.8			

Tract Number: 1234 Description: J17/2 3 60
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
320.0	277.6	277.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	277.6	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
OATS	2.8	35	35	0.0
CORN	207.9	113	113	0.0
Total Base Acres:	210.7			

Owners: AUDREY D WEITZEL TERRY R WEITZEL
Other Producers: None

Colorado
Morgan
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2942
Prepared: 2/5/13 8:49 AM
Crop Year: 2013
Page: 2 of 2

Tract Number: 1236 **Description:** I17/35 4 60

BIA Range Unit Number:

**FAV/WR
History**
N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

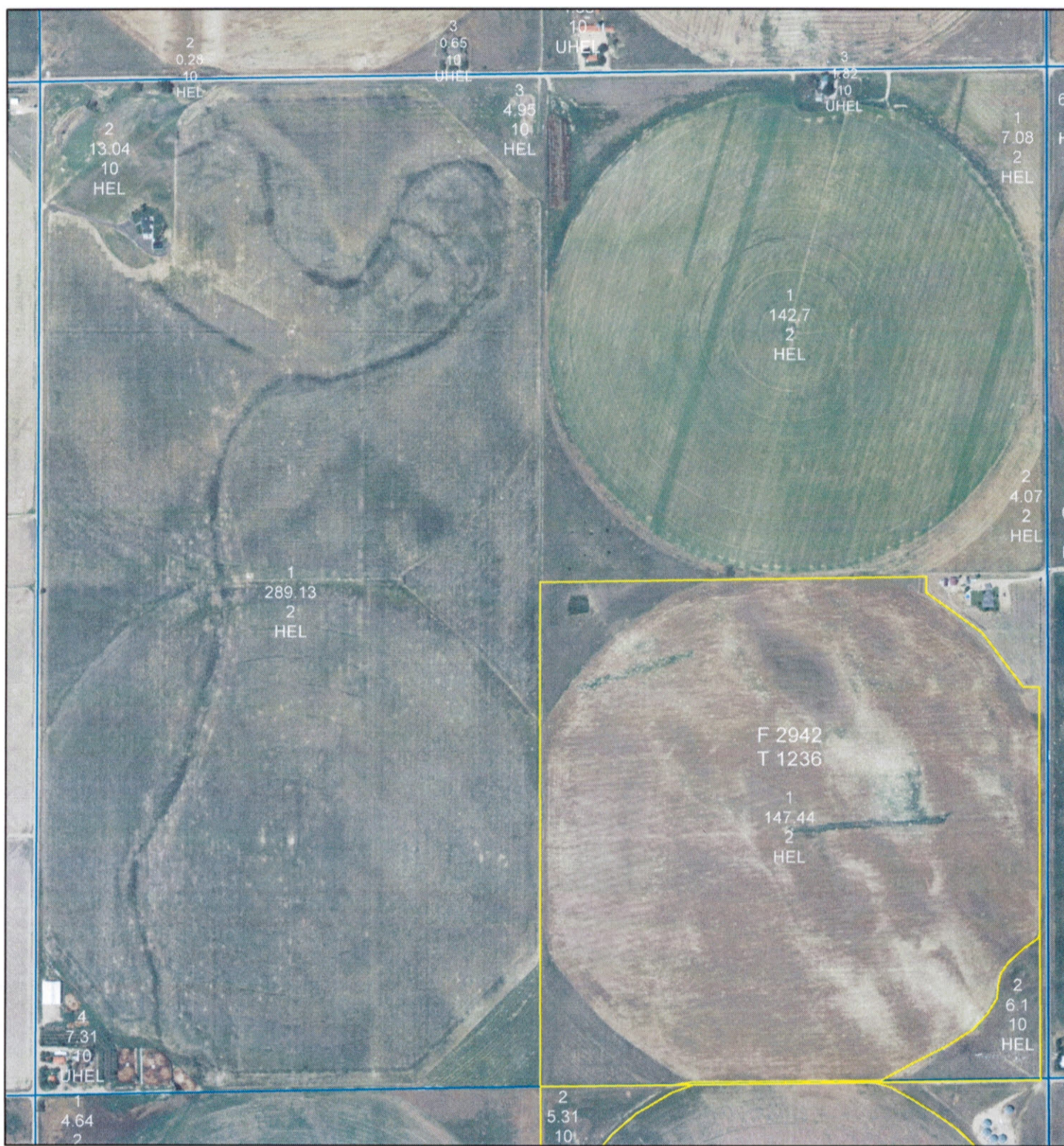
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
160.0	147.4	147.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	147.4	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
OATS	1.6	35	35	0.0
CORN	113.5	113	113	0.0
Total Base Acres:	115.1			

Owners: AUDREY D WEITZEL

TERRY R WEITZEL

Other Producers: None



United States Department of Agriculture
Farm Service Agency
2011 Digital Orthophotography NOT TO SCALE
Maps for FSA Purposes Only

February 05, 2013



PLSS: 35-4N-60W

Morgan County

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Morgan, Colorado

FSA - 578 (02-01-91)

Farm Number: 2942

Operator Name and Address

TERRY WEITZEL
8009 E COUNTY ROAD 18
LOVELAND, CO 80534-4021

PROGRAM YEAR: 2013

DATE: 10-30-2012

PAGE: 2

Original:

Revision:

Cropland: 425.0

Farmland: 480.0

REPORT OF COMMODITIES FARM SUMMARY

NOTE: The authority for collecting the following information is Pub.L. 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Producer Name		C/C		Share		C/C		Share		C/C		Share		C/C		Share	
TERRY WEITZEL		GRASS		100.00		FALLOW		100.00		WHEAT		100.00		WHEAT		100.00	
Crop/ Commodity	Variety/ Type	Intended Use	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Intended Use	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Intended Use	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Intended Use
GRASS	NAG	N	24.90		WHEAT	HRW	GR	268.80									
FALLOW		N	131.30														

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)

Terry D. Weitzel spouse

Date

11-1-2012

This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

REPORT OF COMMODITIES FARM SUMMARY

NOTE: The authority for collecting the following information is Pub.L. 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Producer Name		C/C		Share	C/C		Share	C/C		Share	C/C		Share
TERRY WEITZEL		GRASS		100.00	FALLOW		100.00	WHEAT		100.00			
Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity			
GRASS	NAG	N	LS	24.90	WHEAT	HRW	N	GR	268.80				
FALLOW		N		131.30									

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By) _____ Date _____
This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

FSA - 578 (02-01-91)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Farm Number: 2942

DATE: 10-30-2012
PAGE: 1

Operator Name and Address

TERRY WEITZEL
8009 E COUNTY ROAD 18
LOVELAND, CO 80534-4021

Original: _____

Revision: _____

Cropland: 425.0

Farmland: 480.0

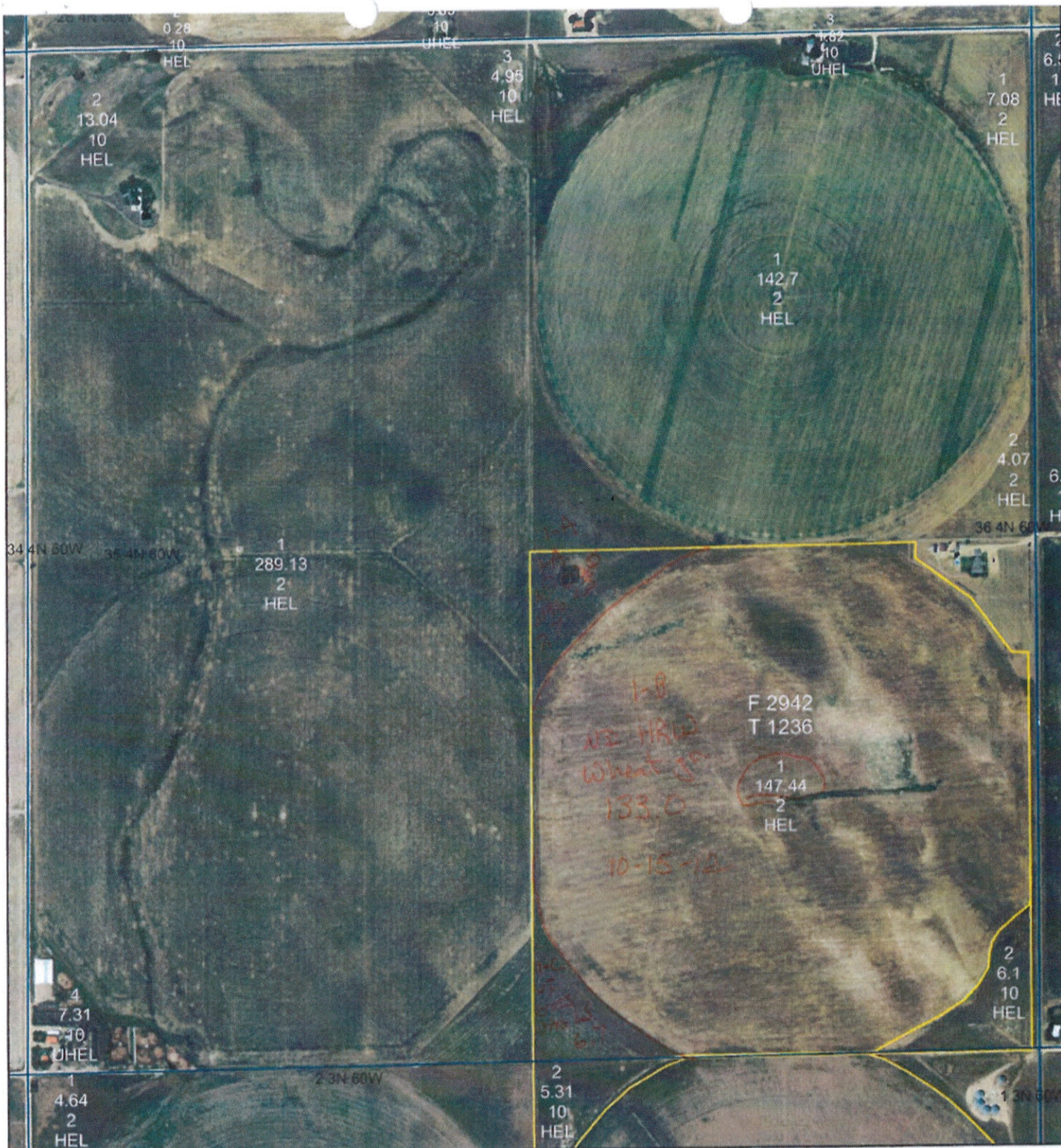
Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
1234	1A	FALLOW	Producer TERRY WEITZEL	N				I	A	Share 100.00	131.30	Yes				01	
	1B	GRASS	NAG N LS					I	A	Share 100.00	6.70	Yes				01	
	1C	GRASS	Producer TERRY WEITZEL	N				I	A	Share 100.00	3.80	Yes				01	
	1D	WHEAT	Producer TERRY WEITZEL	N				I	A	Share 100.00	135.80	Yes				01	
			HRW N GR					I	A	Share 100.00		Yes				01	
			Producer TERRY WEITZEL						Share 100.00			RMA Unit				10-15-2012	
												RMA Unit				1332	

Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	WHEAT	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
GRASS	NAG	N	LS	10.50				HRW	N	GR	135.80		FALLOW		N		131.30	
Photo Number/Legal Description: J17/2 3 60																		
Cropland: 277.60																		
Reported on Cropland: 277.60																		
Difference: 0.00																		

1236	1A	GRASS	Producer TERRY WEITZEL	N	LS			I	A	Share 100.00	7.70	Yes				01	
	1B	WHEAT	HRW N GR					I	A	Share 100.00	133.00	Yes				01	
	1C	GRASS	Producer TERRY WEITZEL	N				I	A	Share 100.00	6.70	Yes				01	
			NAG N LS					I	A	Share 100.00		Yes				01	
			Producer TERRY WEITZEL						Share 100.00			RMA Unit				10-15-2012	
												RMA Unit				1332	
												Yes				01	
												RMA Unit				1332	

Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	WHEAT	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
GRASS	NAG	N	LS	14.40				HRW	N	GR	133.00				N			
Photo Number/Legal Description: I17/35 4 60																		
Cropland: 147.40																		
Reported on Cropland: 147.40																		
Difference: 0.00																		

Reported on Non-Cropland: 0



United States Department of Agriculture
Farm Service Agency
2011 Orthophotography Not to Scale
Maps are for FSA Programs Only

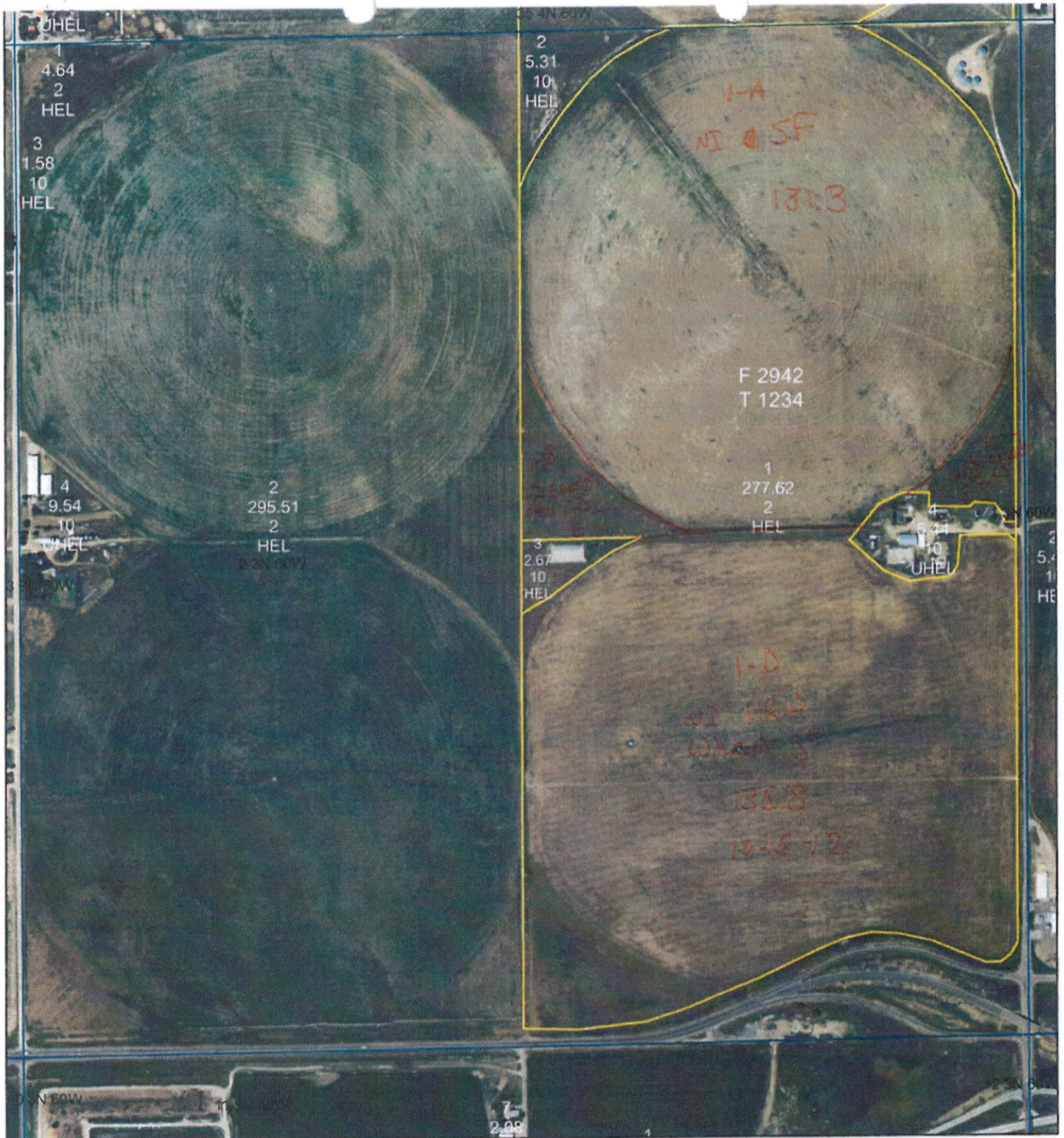
October 24, 2012
2=Cropland
3=Rangeland
10=Other Ag Land

PLSS: 35-4N-60W

Morgan County

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October 24, 2012
2=Cropland
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PLSS: 2-3N-60W

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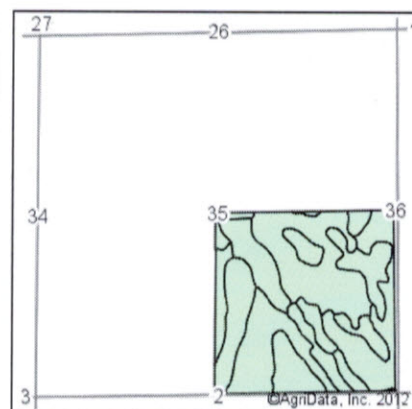
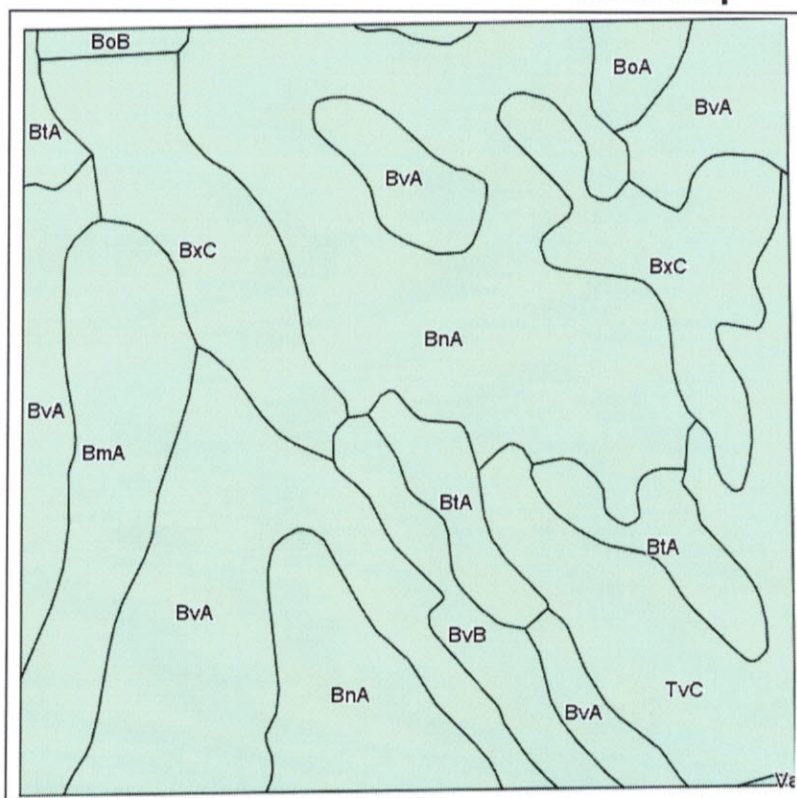


PLSS: 2-3N-60W

Morgan County

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Soils Map



State: **Colorado**
 County: **Morgan**
 Location: **35-4N-60W**
 Township: **Wiggins**
 Acres: **158.1**
 Date: **3/4/2013**

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



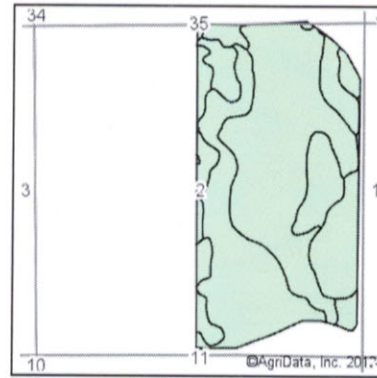
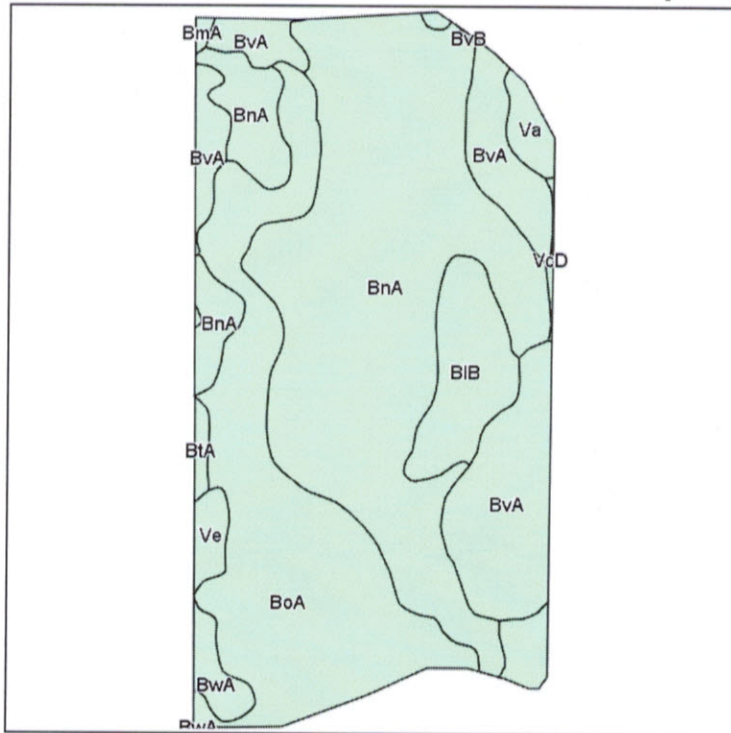
Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Annual hay crop	Corn	Sunflowers	Wheat
BnA	Bijou sandy loam, 0 to 1 percent slopes	45.2	28.6%	IVe	Ile		15	800	25
BvA	Bresser sandy loam, deep, terrace, 0 to 1 percent slopes	39.5	25.0%	IIIe	IIs	1.5		800	
BxC	Bresser soils, terrace, 3 to 5 percent slopes	22.5	14.2%	IVe	IVe	1		600	19
TvC	Truckton soils, 3 to 9 percent slopes	17.8	11.3%	VIe	VIe				
BmA	Bijou sandy clay loam, 0 to 1 percent slopes	14	8.8%	IVe	Ile			1000	26
BtA	Bresser clay loam, terrace, 0 to 1 percent slopes	9.6	6.1%	IIIIs	IIs	1.5		800	30
BvB	Bresser sandy loam, deep, terrace, 1 to 3 percent slopes	5.8	3.7%	IIIe	IIIe	1.5		800	32
BoA	Bijou sandy loam, moderately deep, 0 to 1 percent slopes	2.6	1.6%	IVe	Ile		15	800	25
BoB	Bijou sandy loam, moderately deep, 1 to 3 percent slopes	1.1	0.7%	IVe	IIIe		15	800	20
Weighted Average						0.7	4.6	698.8	15.7

Soils Map



State: **Colorado**
 County: **Morgan**
 Location: **2-3N-60W**
 Township: **Wiggins**
 Acres: **290.2**
 Date: **3/4/2013**

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Annual hay crop	Corn	Sunflowers	Wheat
BnA	Bijou sandy loam, 0 to 1 percent slopes	131.9	45.5%	IVe	Ile		15	800	25
BoA	Bijou sandy loam, moderately deep, 0 to 1 percent slopes	80.3	27.7%	IVe	Ile		15	800	25
BvA	Bresser sandy loam, deep, terrace, 0 to 1 percent slopes	45.4	15.6%	IIIe	IIs	1.5		800	
BIB	Bijou loamy sand, 1 to 3 percent slopes	17.6	6.1%	IVe	IIIe		14	800	20
BwA	Bresser sandy loam, moderately deep, terrace, 0 to 1 percent slopes	4.4	1.5%	IVc	IIs	1.5		800	
Va	Valentine sand	4.1	1.4%	VIe	IVe				
Ve	Valentine-Dwyer sands, terrace	3.5	1.2%	VIe	IVe				
BtA	Bresser clay loam, terrace, 0 to 1 percent slopes	1.7	0.6%	IIIs	IIs	1.5		800	30
BmA	Bijou sandy clay loam, 0 to 1 percent slopes	0.6	0.2%	IVe	Ile			1000	26
VcD	Valent sand, 5 to 25 percent slopes	0.6	0.2%	VIe	VIe				
BvB	Bresser sandy loam, deep, terrace, 1 to 3 percent slopes	0.1	0.0%	IIIe	IIIe	1.5		800	32
Weighted Average						0.3	11.8	778	19.8