

Listing T2013

Wichita County, Kansas

Farmland For Sale

By Private Treaty



COLORADO LAND
INVESTMENTS I, LLC

Driven by Integrity, Guided by Experience

www.cololand.com

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Land Details

LOCATION: From Leoti, KS, go south on State Highway 25 to County Road DD. Turn west on County Road DD and go 3 miles west & you will be in the northeast corner of Section 33.

LEGALS: Township 20 South, Range 37 West
Section 33: All

ACREAGE: 630.2 Cropland Acres

MINERALS: If any, the minerals owned by the seller will convey to the buyer.

GROWING CROPS: 630.2 acres of growing milo. Buyer will receive 100% of the growing crop at closing.

ADDITIONAL INFORMATION: This land is 99.7% class III soils with 0 to 1% slope. This land is some of the most productive soil in Western Kansas.

POSSESSION: At closing.

TAXES: \$ 2,077.98

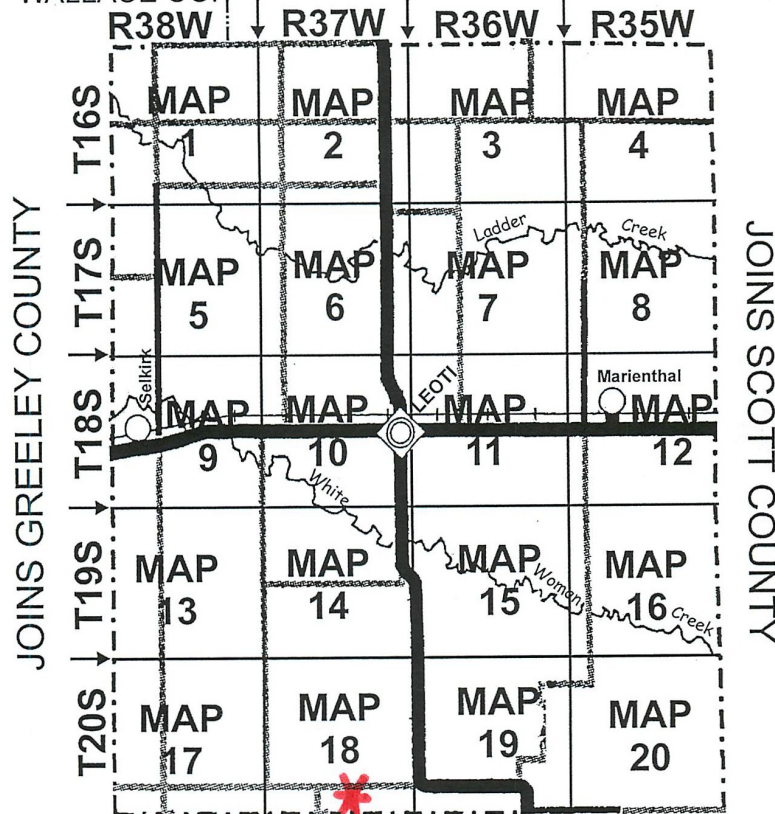
PRICE: \$ 1,985,130.00

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

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.

WICHITA COUNTY CODE MAP

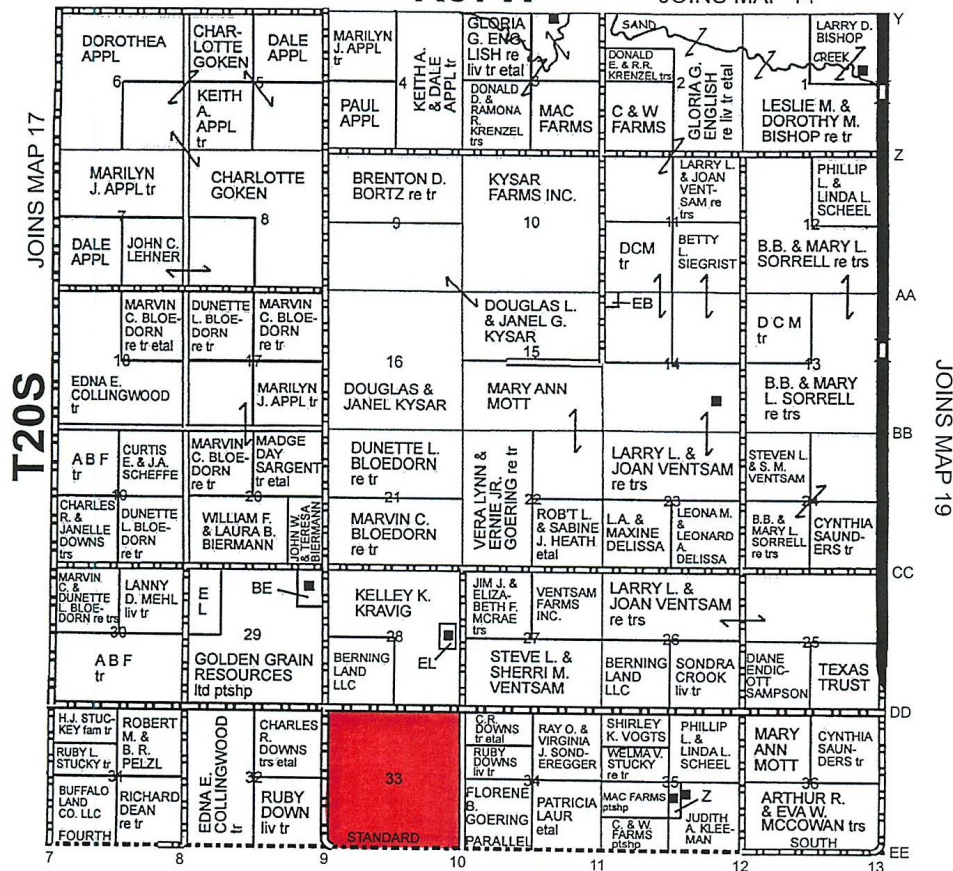
JOINS
WALLACE CO. JOINS LOGAN COUNTY



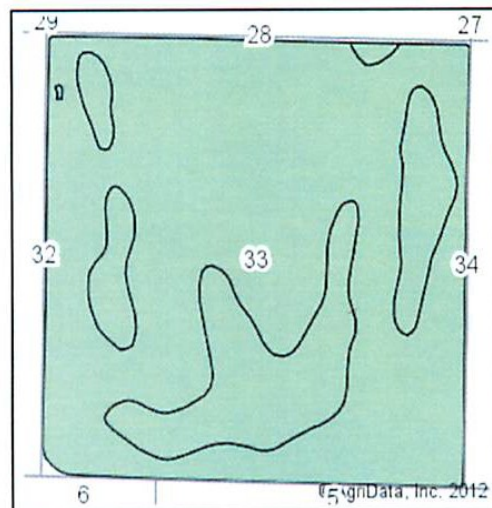
MAP 18

R37W

JOINS MAP 14



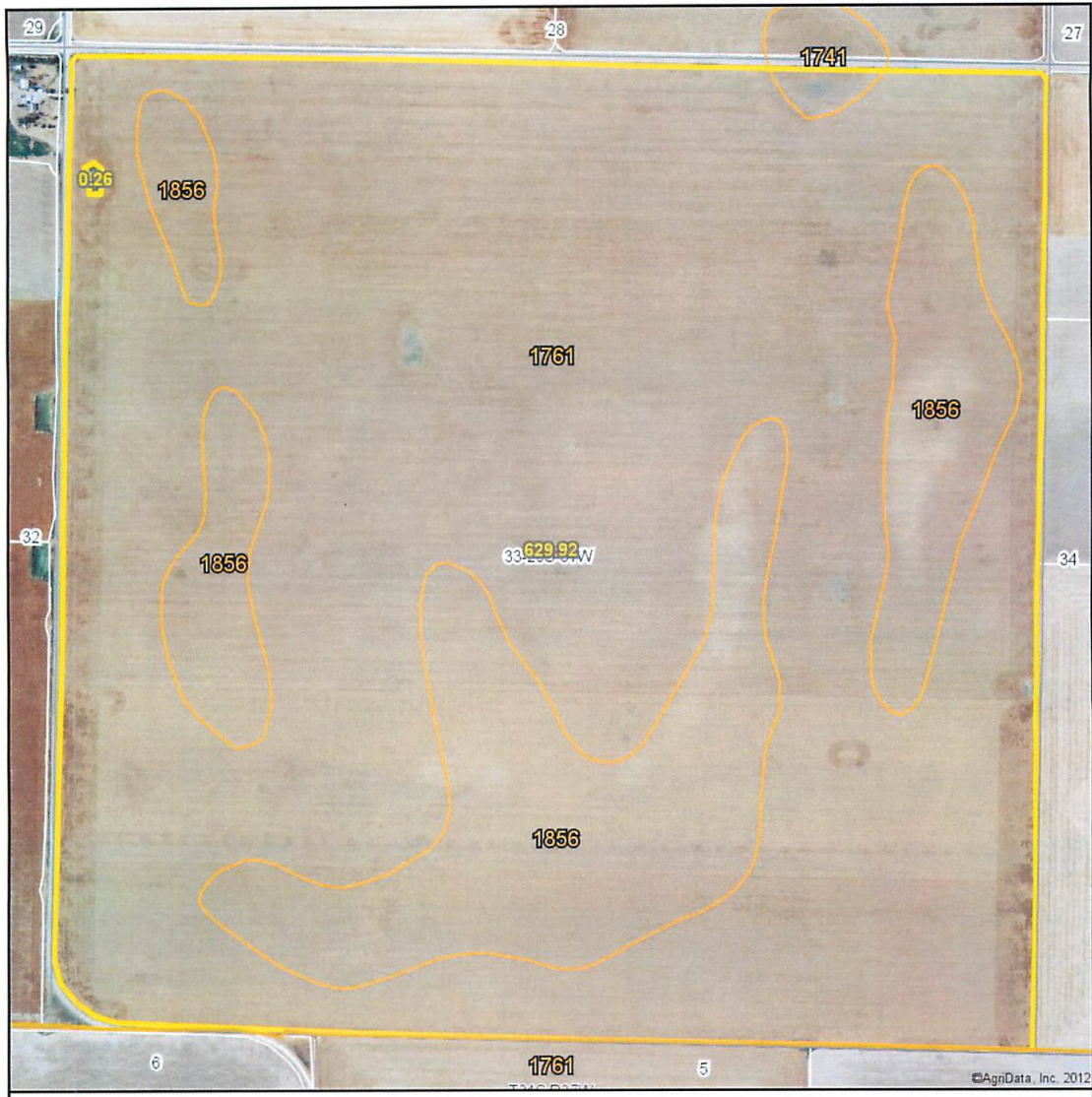
JOINS KEARNY CO.



State: **Kansas**
County: **Wichita**
Location: **33-20S-37W**
Township: **Leoti**
Acres: **630.2**
Date: **3/1/2013**

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Winter wheat	Grain sorghum
1761	Richfield silt loam, 0 to 1 percent slopes	490.7	77.9%	IIIc	I	28	35
1856	Ulysses silt loam, 0 to 1 percent slopes	137.1	21.8%	IIIc	I	24	28
1741	Pleasant silty clay loam, ponded	2.4	0.4%	IVw		25	32
Weighted Average						27.1	33.5

Aerial Map



Current Land Listings

COLORADO

- 250,000 bushel grain storage at Firstview Colorado
- 354 acres of dryland & grass, possession to buyer. Crowley & Pueblo Counties.
- 1,528 acres scenic hunting property below John Martin Reservoir which includes 320 acres CRP, Bent County.
- 1 sec cropland & CRP, Kit Carson County.
- 162.2 acres expired CRP, Prowers County.
- 464.2 acres expired CRP going into a crop, Kit Carson County.
- 3 quarters CRP, new 10 year contract with 5% return. Kiowa County.

KANSAS

- 313 acres of dryland. No tenants. Hamilton County
- 159 acres of expired CRP. Kearney County.

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