

Hamilton County, Kansas **Farmland For Sale**

By Private Treaty



Travis Weaver

Tribune, KS
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**COLORADO LAND
INVESTMENTS I, LLC**

Driven by Integrity, Guided by Experience

www.cololand.com

Larry Hostetler

Burlington, CO
719-346-8661 Office
719-342-0665 Cell

Land Details

LOCATION: From the Greeley/Hamilton county line on HWY 27, go south 2 miles to County Road 3. On County Road 3 go west 9 miles to County Road G, then 1 mile south on County Road G to County Road 4. Then go 1 mile west on county road 4 and you will be on the southeast corner of the property.

LEGALS: Township 21 South, Range 42 West
Section 17: Southeast 1/4

ACREAGE: 161.47 Acres of farmland

GROWING CROPS: Buyer will receive the landlord's 1/3 share of the growing crops for the 2013 crop year.

MINERAL RIGHTS: Seller owns 100% & buyer will get 100% of the minerals.

TENANTS: There is a 1/3-2/3 crop share agreement on the property for the 2013 crop year. Upon completion of the 2014 wheat harvest, the buyer will get possession.

ADDITIONAL INFORMATION: This is a very productive farm with 100 % Rich-field silt loam soils.

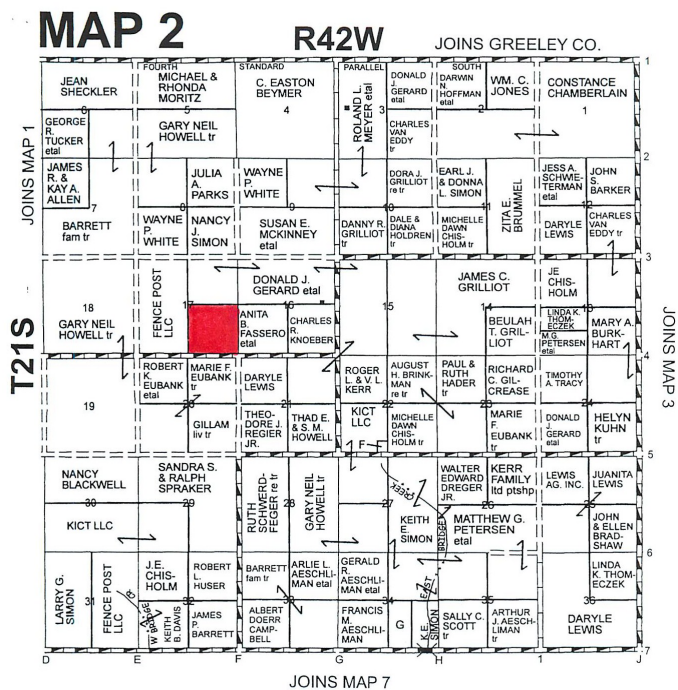
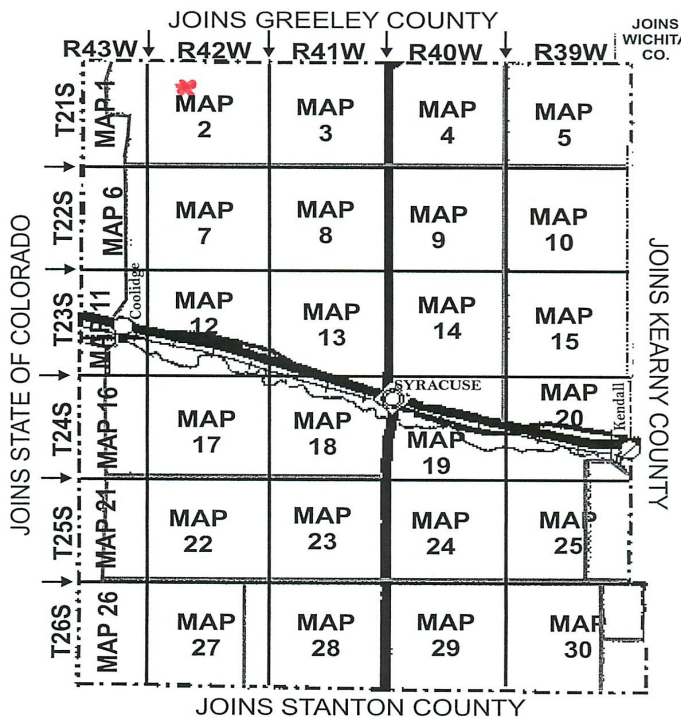
POSSESSION: At closing, subject to a year to year 1/3-2/3 crop share agreement with the tenants.

TAXES: \$478.62

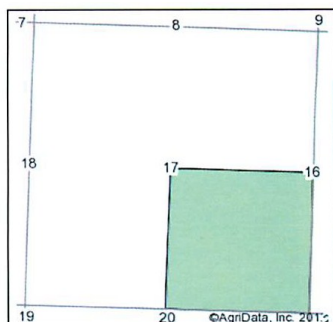
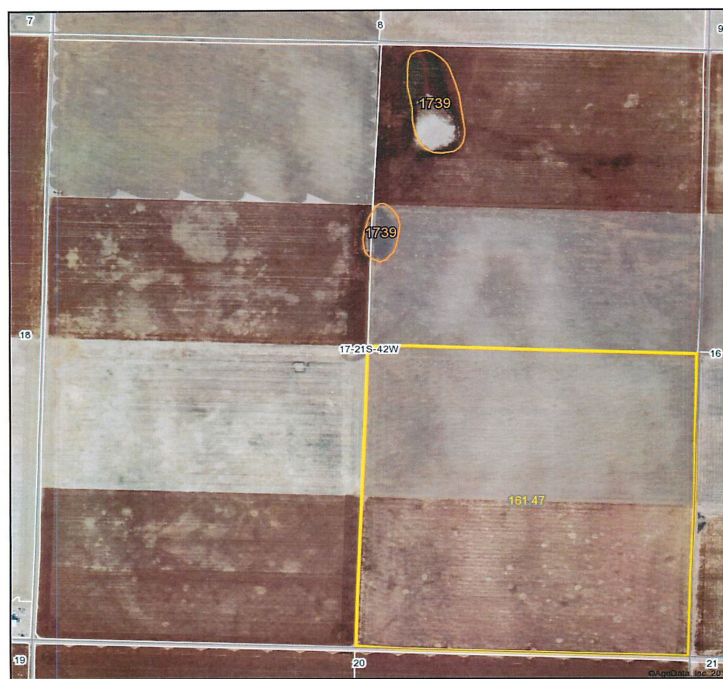
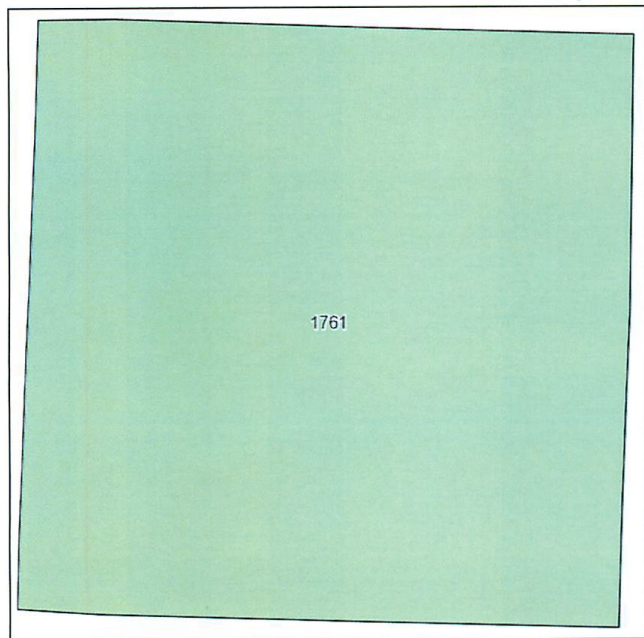
PRICE: \$298,950.00

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.



Soils Map



State: Kansas
County: Hamilton
Location: 17-21S-42W
Township: Richland
Acres: 161.5
Date: 5/24/2013

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Grain sorghum	Winter wheat
1761	Richfield silt loam, 0 to 1 percent slopes	161.5	100.0%	IIIc	I	35	28
Weighted Average						35	28

CROP	BASE ACREAGE	DIRECT YIELD	CC YIELD
WHEAT	84.9	27	27
GRAIN SORGHUM	61.7	25	25
Total Base Acres:	146.6		

Current Land Listings

COLORADO

- 250,000 bushel grain storage in Anton Colorado Area. **JUST LISTED**
- 1,850.2 cropland acres in Cheyenne/Kiowa County. 100% of growing crop to the buyer. **JUST LISTED.**
- 1,528 acres scenic hunting property below John Martin Reservoir which includes 320 acres CRP, Bent County.
- 7,168 acre ranch with newly remodeled home, Lincoln & Kit Carson Counties
- 636.1 cropland acres. 100% of growing crop to buyer. Kiowa County. **JUST LISTED.**
- 3 quarters CRP, new 10 year contract with 5% return. Kiowa County.

KANSAS

- 320 Acres of dryland crop to buyer in Trego County. **JUST LISTED & UNDER CONTRACT.**
- Several farms for sale in Greeley County, KS. Call for details.

Call : Larry: 719-342-0665

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