



DAILY RANCH

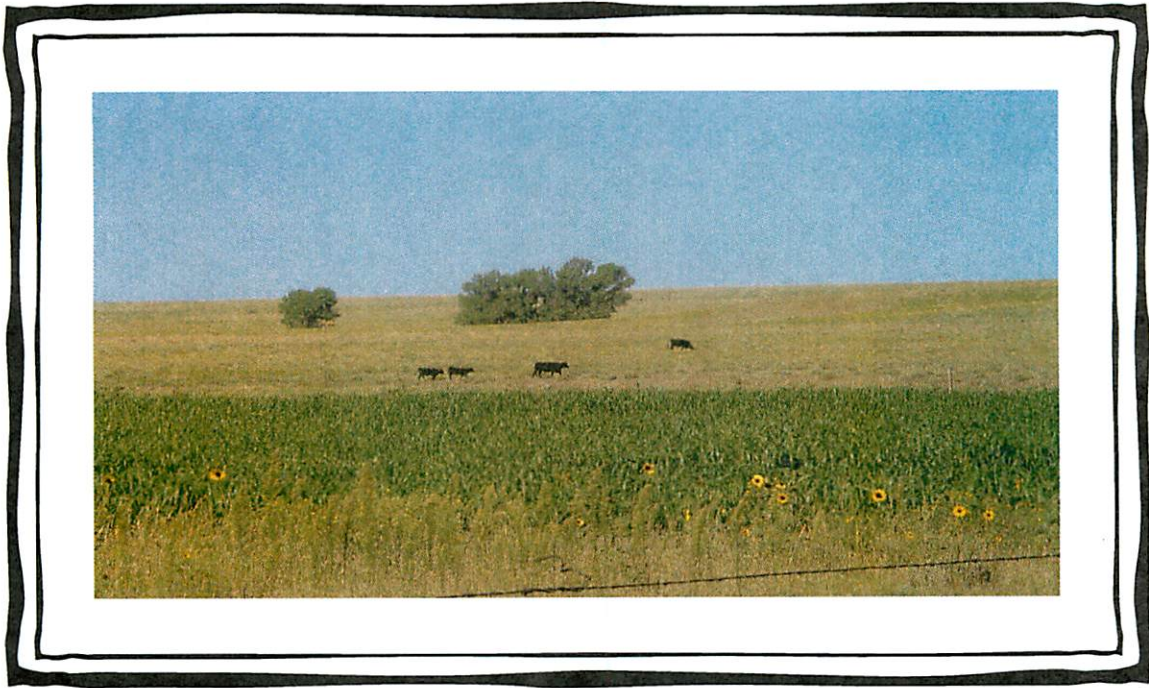
FLAGLER, COLORADO

— OFFERED EXCLUSIVELY BY: —



Colorado Land
Investments I, LLC

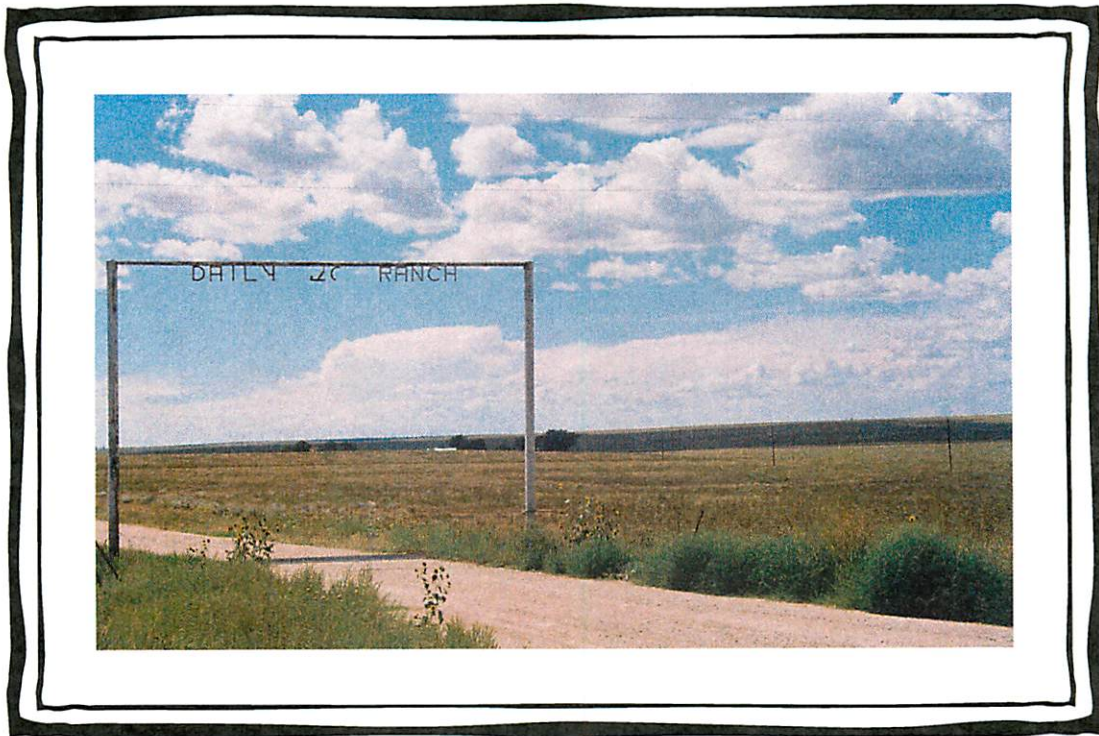
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DAILY RANCH

Approximately two and one half miles of the South Fork Republican River, with seasonal water, traverses the Daily Ranch which lays 120 miles east of Denver and Colorado Springs, Colorado, and three miles south of Interstate 70.

It is comprised of approximately six and one half sections of grass, a home with detached garage, and out-buildings.



ACCESS

Three miles from Interstate 70.
County Road 5 borders the east side of the ranch,
County Road 3 the west side,
County Road R the north side, and
County Road L is 1/2 mile to the south.



ACREAGE, SOILS & TOPOGRAPHY

ACREAGE

Approximately 7,168 acres of grassland

SOILS

Weld—Colby—Norka

Midway—Razor—Manzanst

TOPOGRAPHY

Level to steep slopes



ELEVATION, CLIMATE AND PRECIPITATION

Elevation at Flagler, CO, is 4,936 feet above sea level.

In winter, the average temperature is 31.6 degrees F and the average daily minimum temperature is 18.7 degrees. In summer, the the average temperature is 72.8 degrees and the average daily maximum temperature is 87.3

The total annual precipitation is 14.89 inches. Of this total, 10.5 inches, or about 71 percent, usually falls in May through September. The growing season for most crops falls within this period.

The average seasonal snowfall is 22.6 inches. On the average, 6 days of the year have at least 1 inch of snow on the ground.



IMPROVEMENTS

Located in Section 2, Township 10 South, Range 51 West:

1½ Story Ranch House:

5 bedrooms, 2 baths

1410 sq. ft. first floor, 1066 sq. ft. second floor

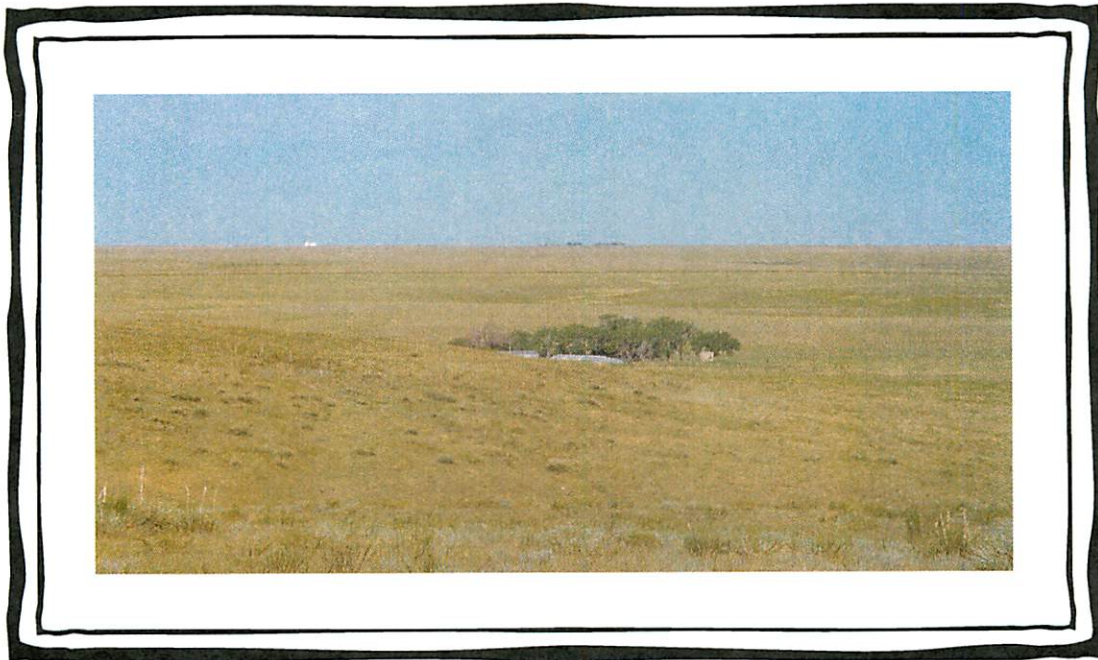
900 sq. ft. basement with 720 sq. ft. finished

Detached Garage: 24 x 24

Loafing Shed: 32 x 100

Out buildings: 14 x 24 and 14 x 68

6 1/8 Miles new fencing



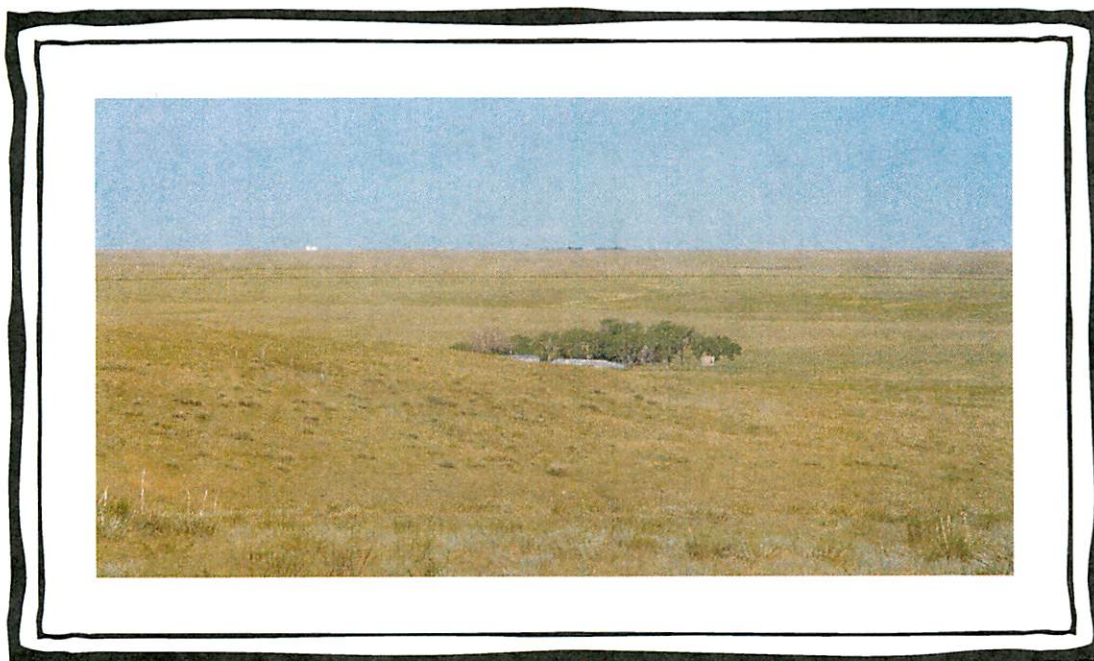
LEGAL DESCRIPTION

Township 9 South, Range 51 West of the 6th P.M.

SECTION	DESCRIPTION	ACRES
26	ALL	640 +/-
27	E½	320 +/-
34	ALL	640 +/-
35	ALL less 17 acre tract	623 +/-

Township 10 South, Range 51 West of the 6th P.M.

2	ALL less 21 acre tract	621 +/-
3	ALL	641 +/-
4	S½	320 +/-
10	N½	320 +/-
11	N½	320 +/-



LEGAL DESCRIPTION

Township 10 South, Range 52 West of the 6th P.M.

SECTION	DESCRIPTION	ACRES
21	W $\frac{1}{2}$	320 +/-
22	S $\frac{1}{2}$	320 +/-
27	ALL	640 +/-
28	ALL	640 +/-
33	ALL	640 +/-
34	W $\frac{1}{2}$ W $\frac{1}{2}$	163 +/-
TOTAL		7,168 +/-

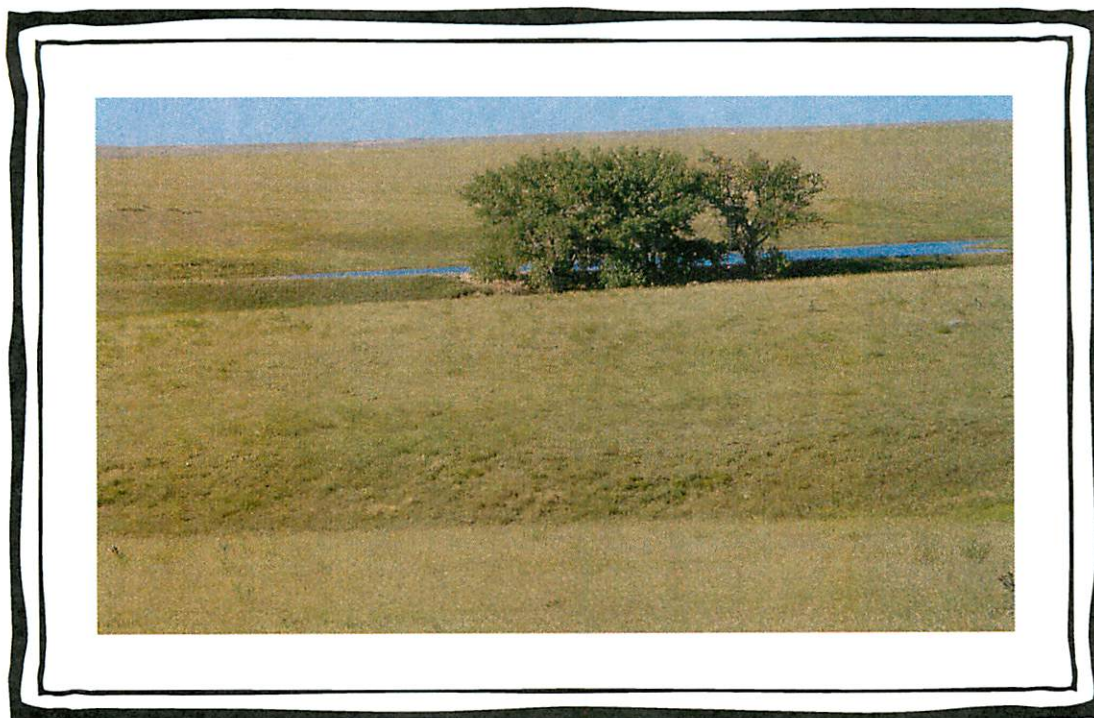


LOCATION

Located 3 miles south of Flagler, Colorado, on C.R. Road 5.

Flagler is located at Exit 395 on I-70. It is a small rural town (population 612) in the center of a vast farming and ranching area comprising the western part of Kit Carson County.

Flagler has a Jr-Sr High School and an Elementary School. Nearby hospitals are in Hugo, CO, 35 miles, and Kit Carson County Memorial Hospital in Burlington, 57 miles.



WATER RIGHTS

Submersible well with five and three fourths miles of pipeline feeds seven bottomless tanks. Three wells for domestic and livestock, several dams, plus permit to water 45 acres with 112.5 acre feet.

WELL PERMIT NUMBERS

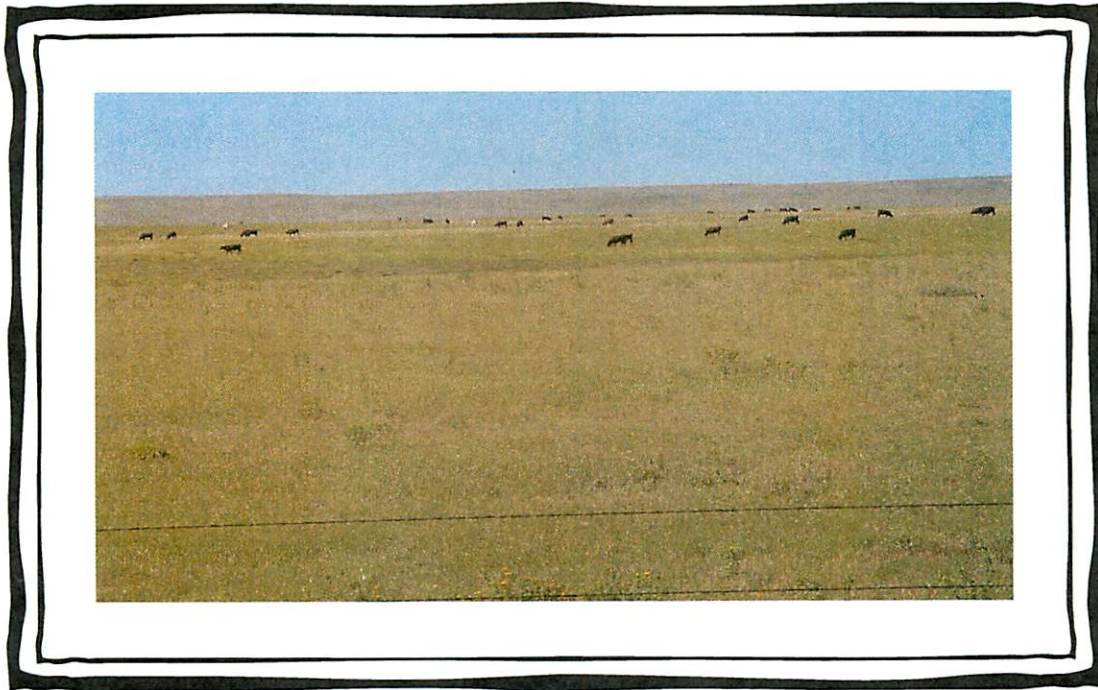
Section 26-9S-51W: 006836, 007070

NOTICE: Montana water rights are subject to the subsequent issuance of Preliminary, and then, Final Decrees by the Montana Water Court. All valid water rights at the time of purchase will convey to the buyer through the water court transfer. Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase of owner. Information regarding land classification, carrying capacities, maps, etc. is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy can not be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



WILDLIFE

Pronghorn, deer, pheasant, rabbit



ADDITIONAL INFORMATION

MINERAL RIGHTS

Half of the mineral rights now owned are to be retained by the Seller for a period of twenty years. The mineral rights then revert to the current landowner if no commercial production at the end of the twenty year period.

TAXES

Approximately \$3,743.00

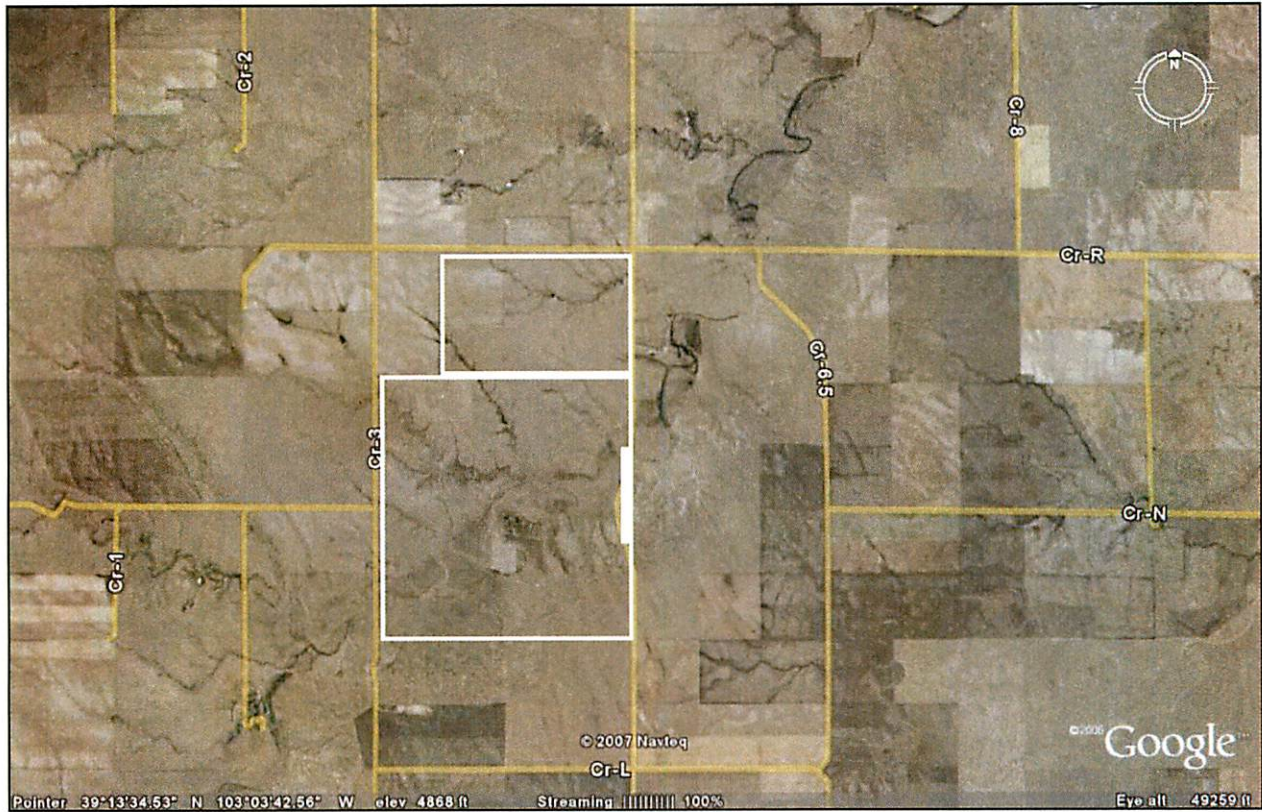
PRICE

\$3,584,000.00

NOTICE TO PROSPECTIVE 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.

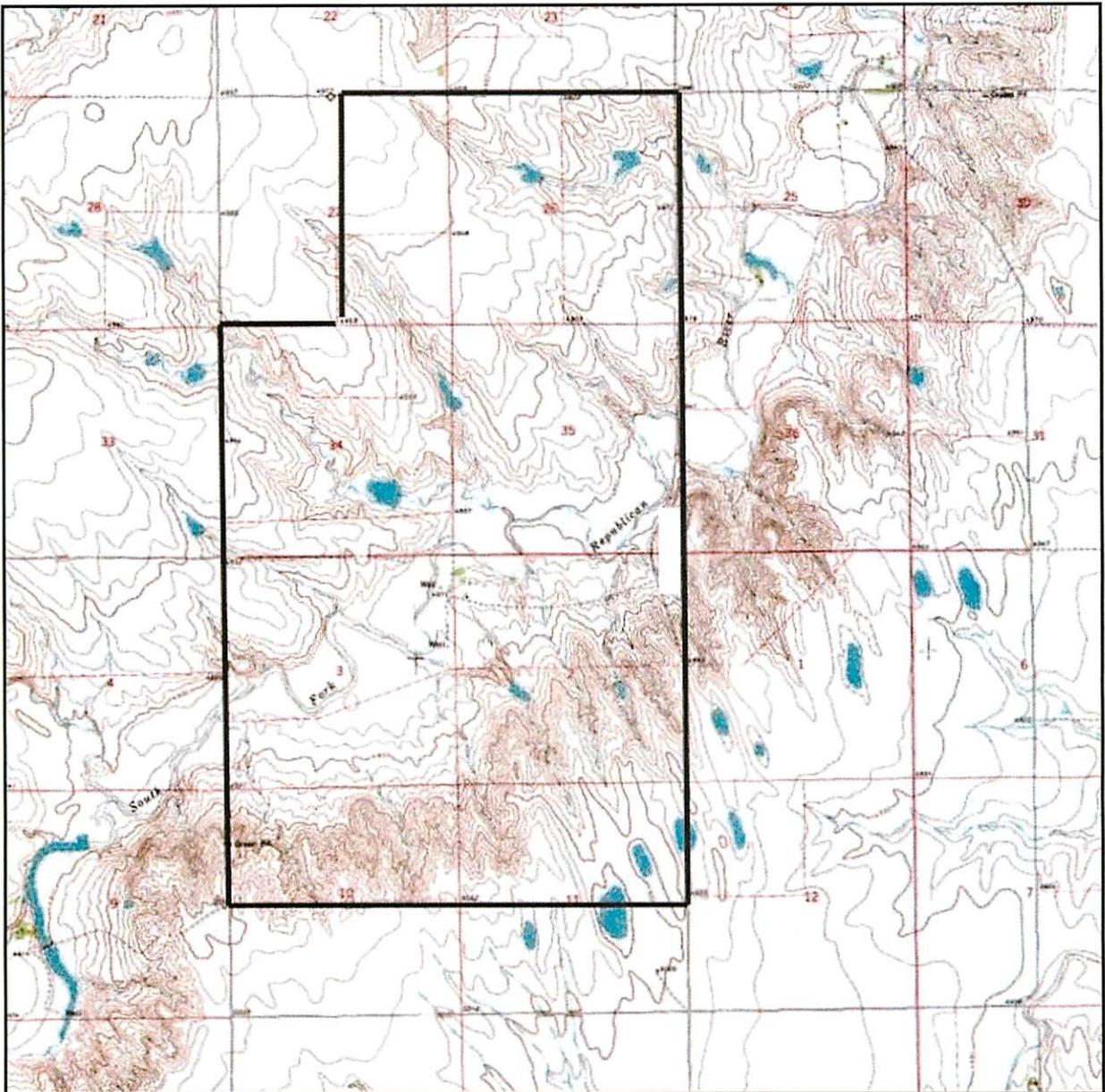


AERIAL MAP



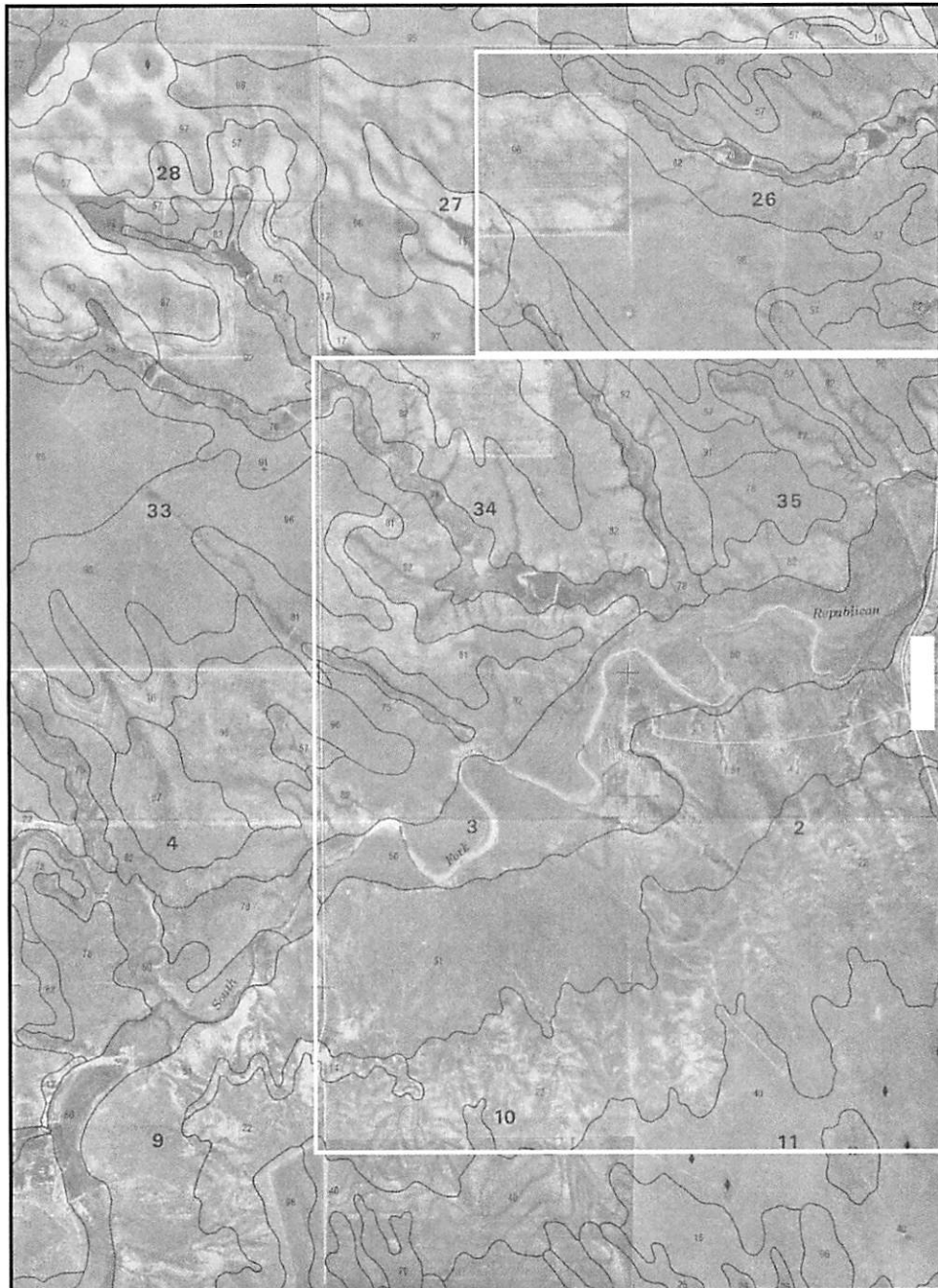
Boundary lines are approximate

TOPOGRAPHY MAP



Boundary lines are approximate

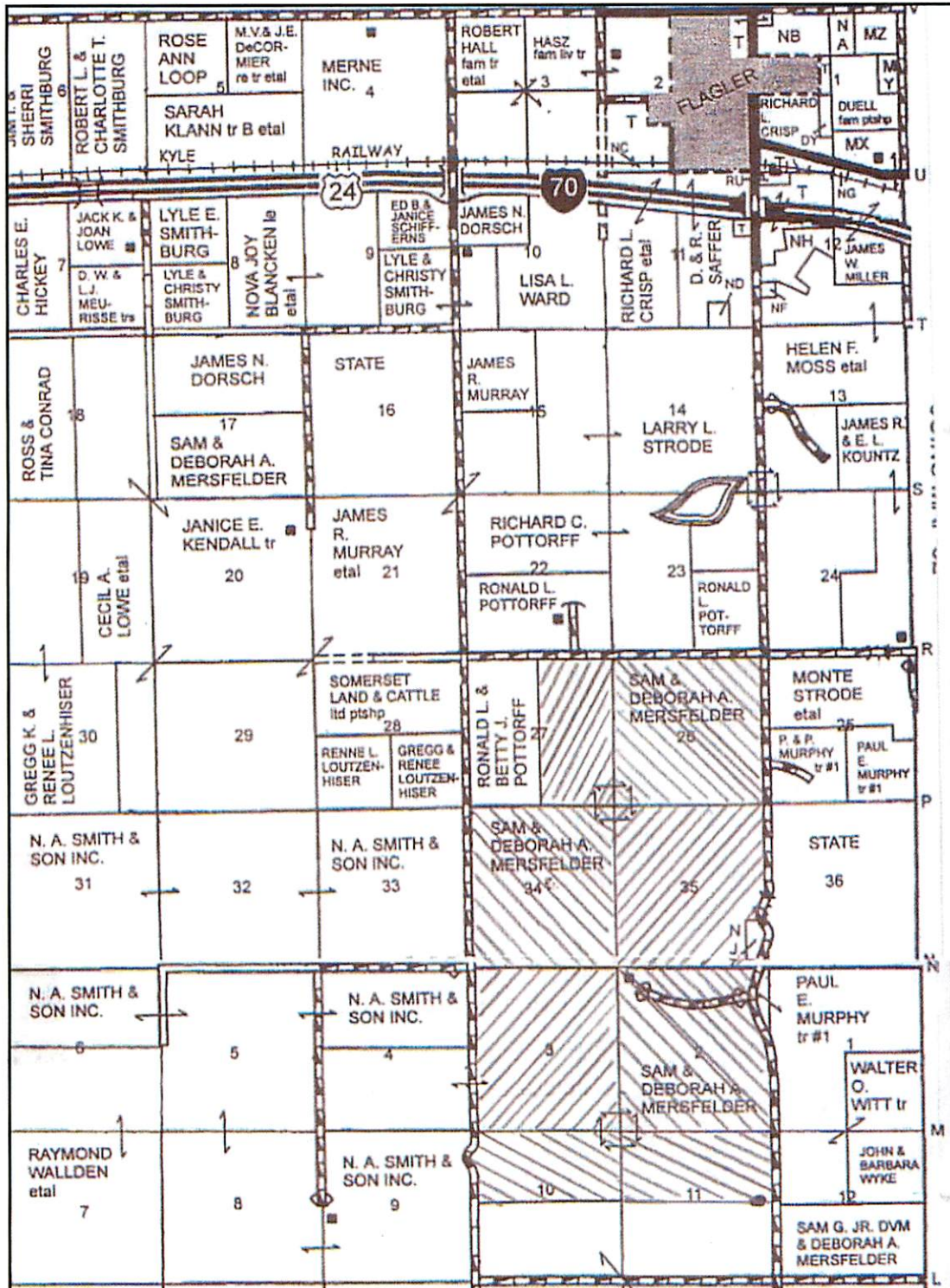
SOILS MAP



Boundary lines are approximate

PLAT MAP

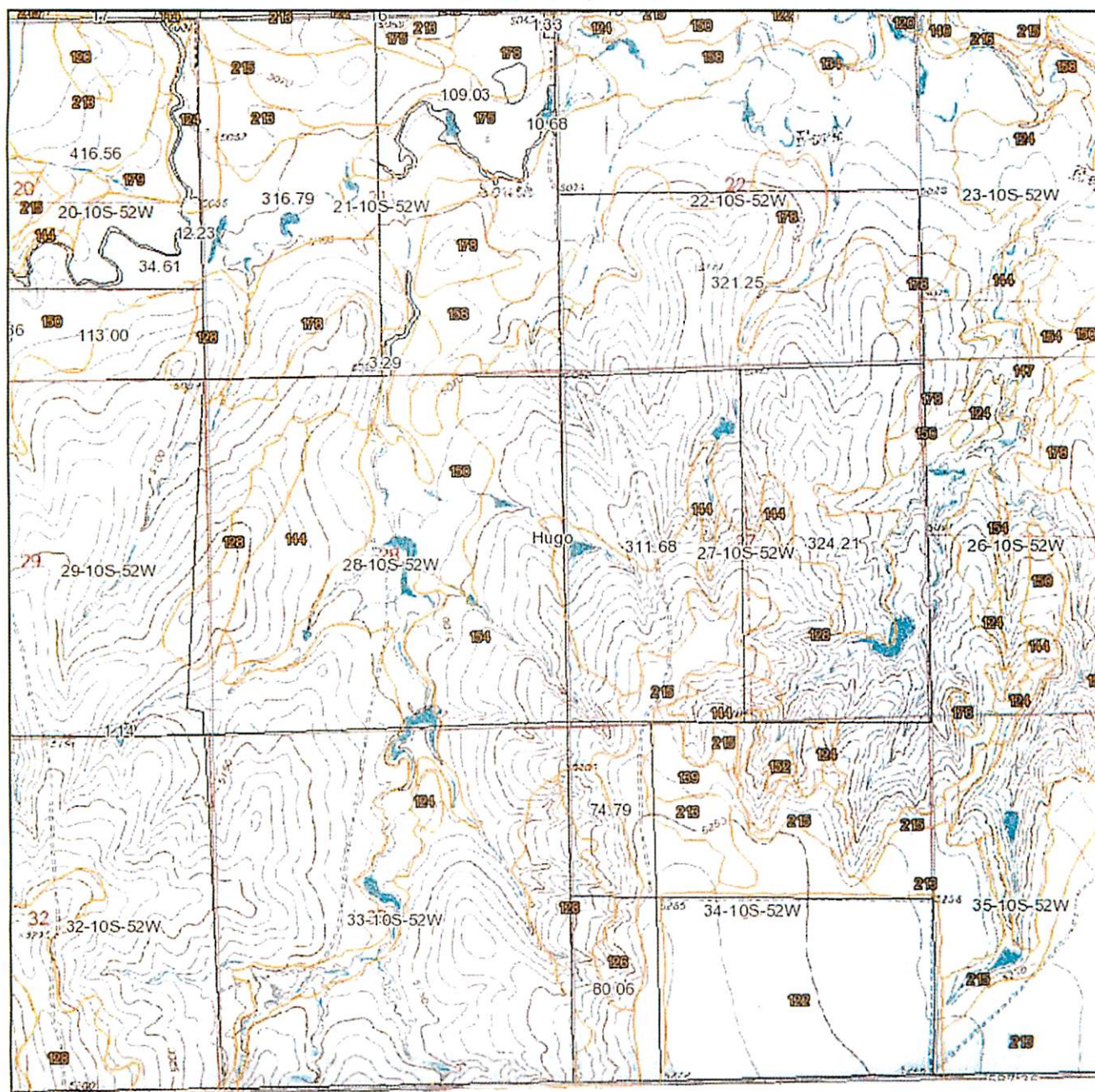
KIT CARSON COUNTY



Aerial Map



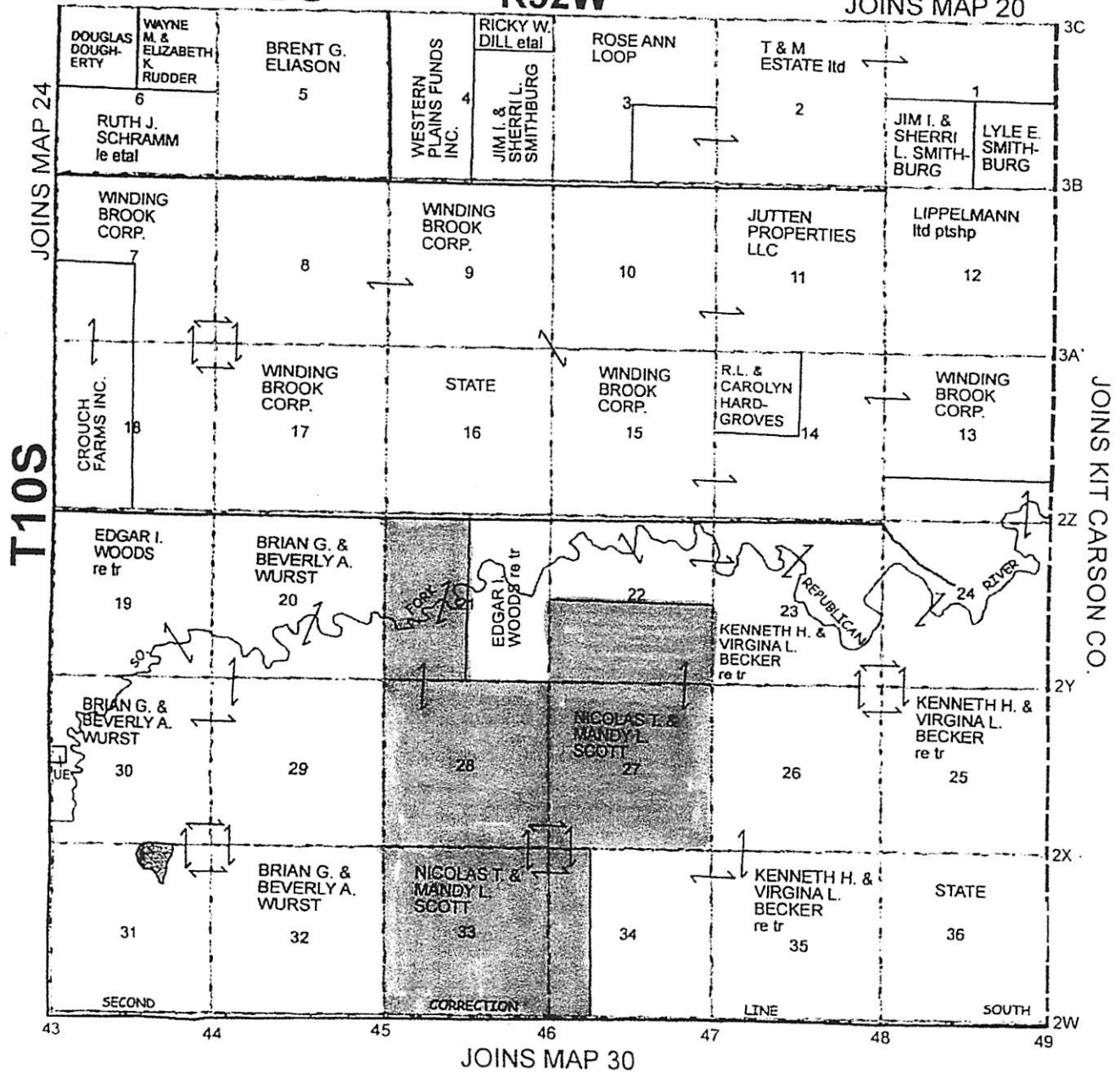
Topography Map



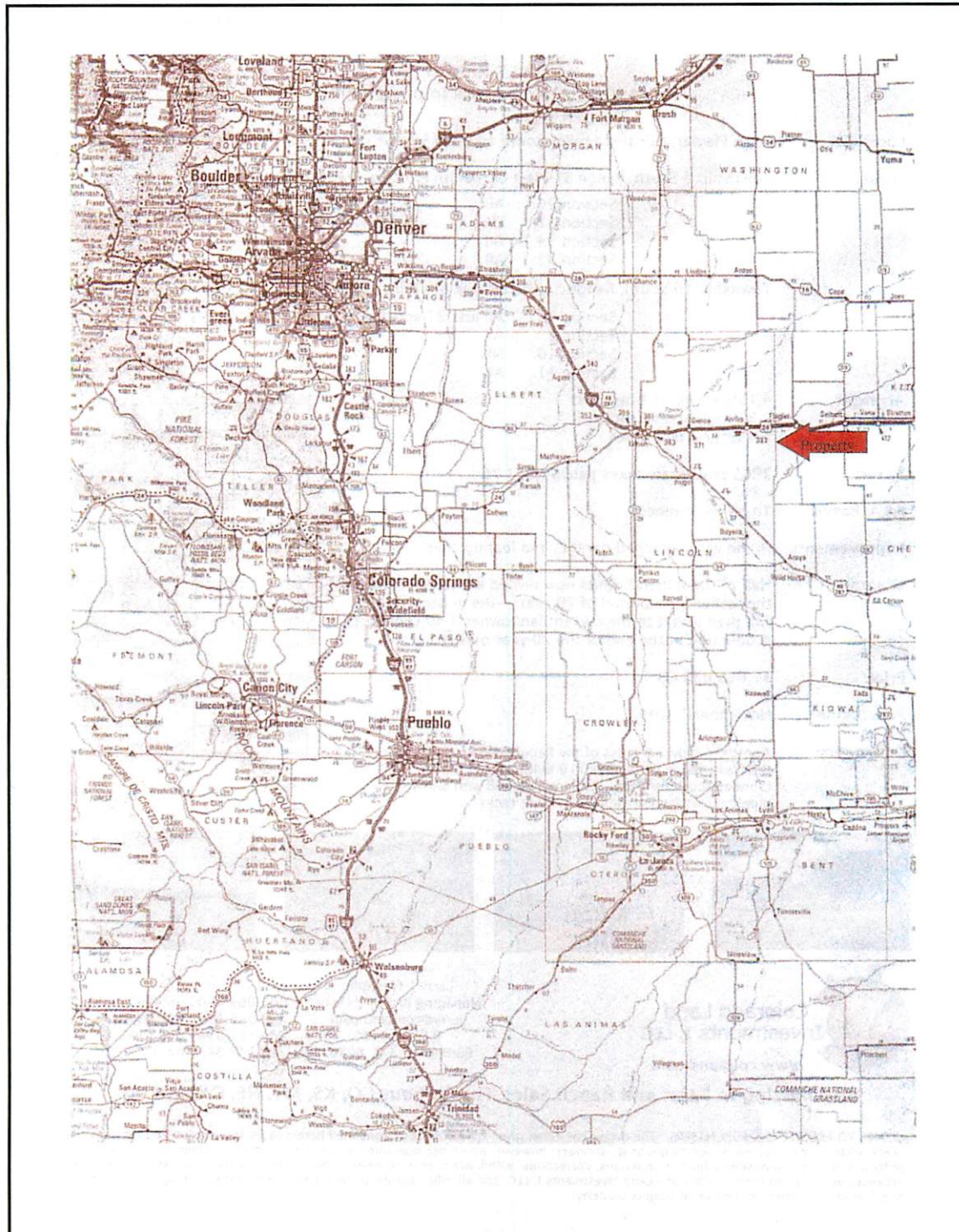
MAP 25

R52W

JOINS MAP 20



APPROXIMATE LOCATION IN COLORADO



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Colorado Land
Investments I, LLC

DRIVEN BY INTEGRITY-GUIDED BY EXPERIENCE

CONTACT:

PLEASE CONTACT COLORADO LAND INVESTMENTS I, LLC, TO SCHEDULE A SHOWING. THIS IS AN EXCLUSIVE LISTING. AN AGENT FROM COLORADO LAND INVESTMENTS MUST BE PRESENT AT ALL SHOWINGS. TO VIEW OTHER PROPERTIES WE HAVE LISTED, PLEASE VISIT OUR WEBPAGE AT WWW.COLOLAND.COM.

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