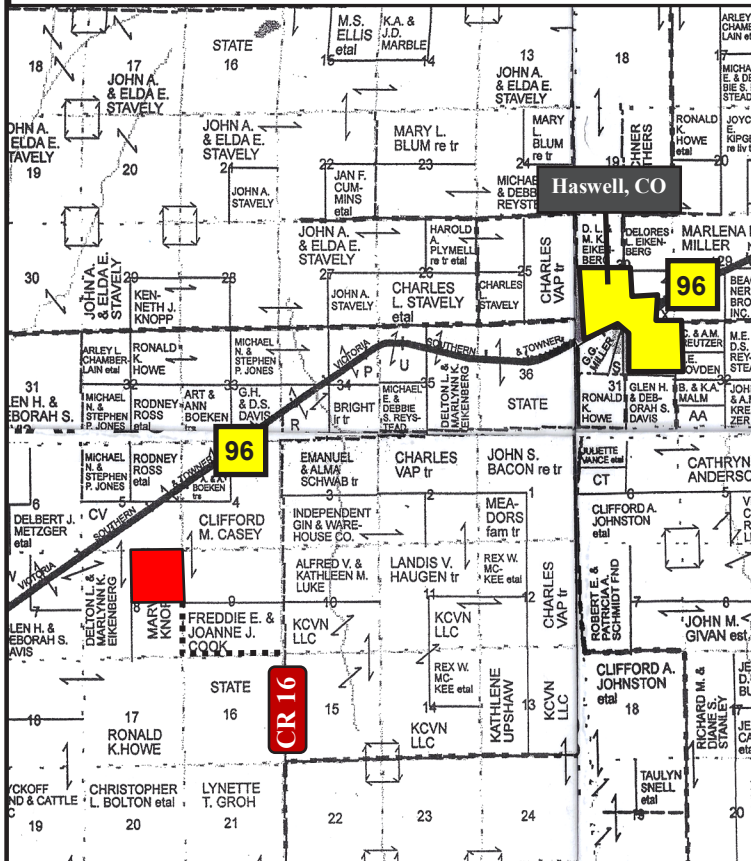


FOR SALE 157.57 ACRES CRP LAND

C4052

KIOWA COUNTY, COLORADO



LOCATION: From Haswell, CO go 3 miles west on HWY 96 to County Rd 16 and South 2 miles. **Signs will be posted**

LEGALS: Township 19S, Range 52W, Section 8: NE4

FSA INFORMATION: 157.57 CRP

Expiration: 9/30/2022 Acres Enrolled: 157.57
Rate/Acre: \$31.61 Ann. Payment: \$4,981.00

Note: Mid-Contract Management has been completed.



CRP PAYMENT: 2020 CRP payment to will convey to buyer and all future payments convey to Buyer.

MINERALS: The Seller will convey 100% of the mineral rights they own, if any, on the subject property.

POSSESSION: At closing

TAXES: Seller will pay taxes for all of 2019 and prior years. Taxes for 2020 will be prorated to the day of closing. (2019 Taxes = \$201.20)

PRICE: \$75,000.00



Cary Schlosser - Listing Broker - 719-346-8661 (Office)
or 719-349-0478 (Cell Phone)

Larry J. Hostetler - Managing Broker - 719-346-8661 (Office)
or 719-346-8662 (Cell Phone)

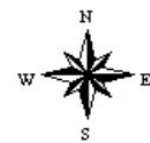
Aerial Map



Map Center: 38° 24' 56.06, -103° 15' 0.79

0ft 843ft 1686ft

8-19S-52W
Kiowa County
Colorado



3/11/2020

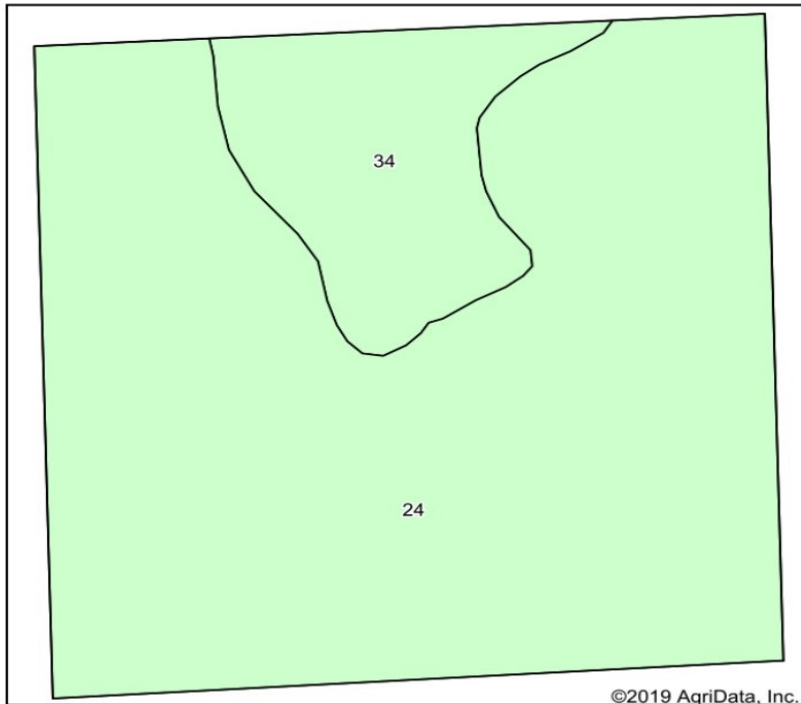
Maps Provided By:



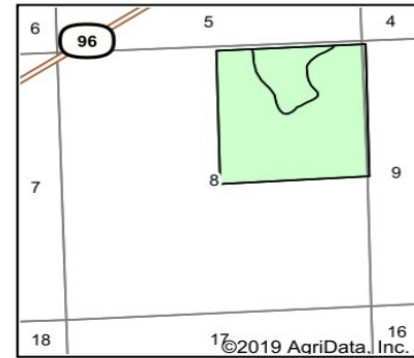
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



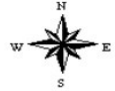
Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Kiowa**
 Location: **8-19S-52W**
 Township: **Haswell**
 Acres: **157.38**
 Date: **3/11/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO061, Soil Area Version: 17

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Grain sorghum	Wheat	*n NCCPI Soybeans
24	Manzanola silty clay loam, saline, 0 to 2 percent slopes	132.90	84.4%	IVc	IIIe			16
34	Stoneham-Kim loams, 0 to 2 percent slopes, eroded	24.48	15.6%	IVe	Ile	10	12	13
Weighted Average						1.6	1.9	*n 15.5

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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.