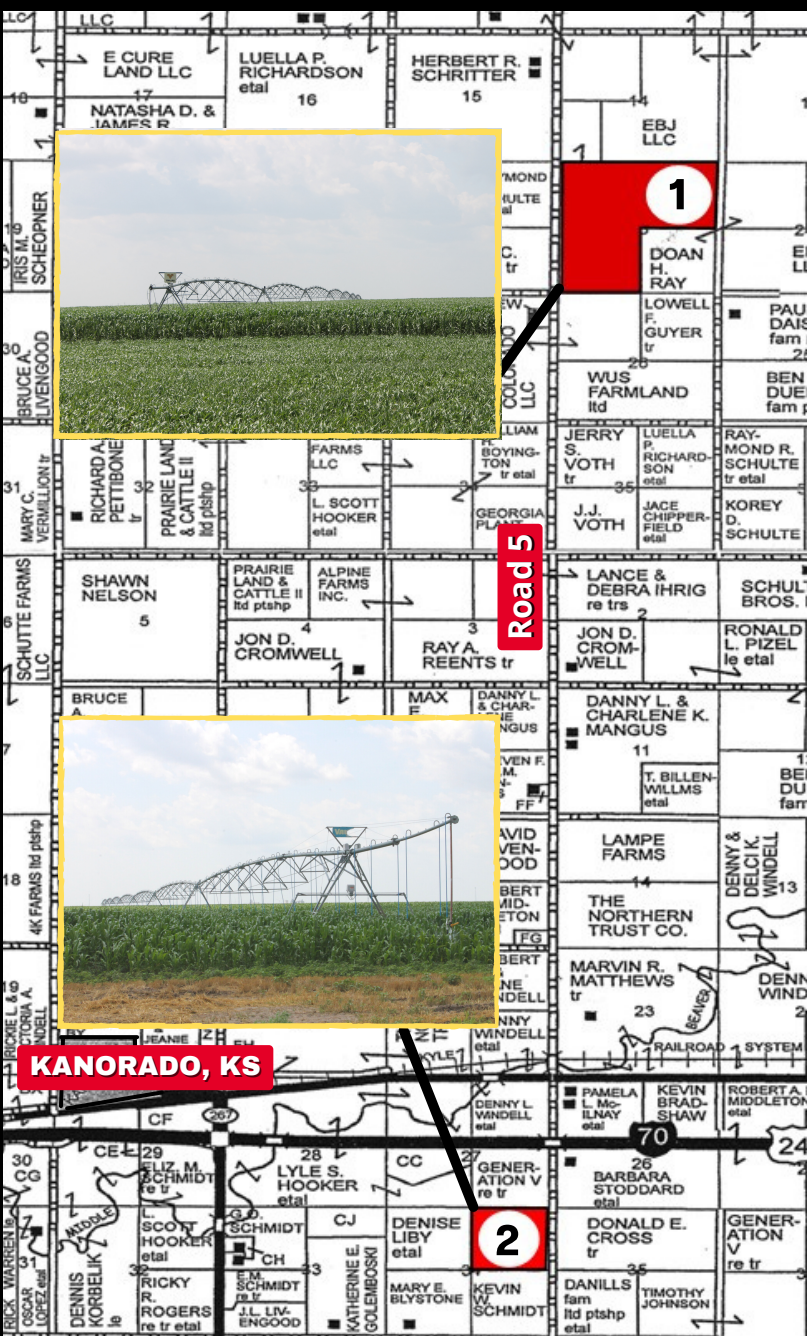


FOR SALE 613.52 +/- ACRES

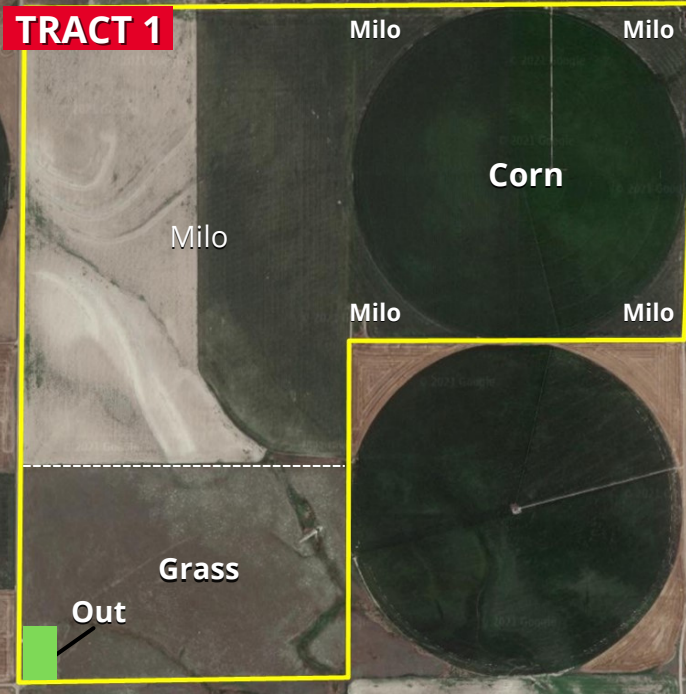
IRRIGATED - CROPLAND - GRASS

SHERMAN COUNTY, KANSAS

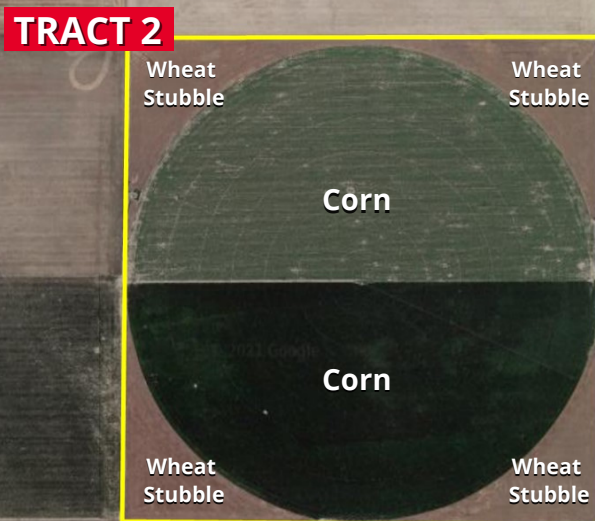
C4066



TRACT 1



TRACT 2



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Agent

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

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 Sellers Agent in the Sale of subject property.



LOCATION:
 Tract 1 is located approximately 8.5 miles NE of Kanorado, KS and Tract 2 is located approximately 3.5 miles SE of Kanorado, KS.
Signs will be posted.

LEGALS:
 Tract 1 - W2 & NE4 of 23-7S-42W, Tract 2 NE4 of 34-8S-42W

FSA INFORMATION:
 Tract 1: Farmland Acres: 462.00 +/- , Cropland: 361.8 +/-
 Tract 2 Farmland Acres: 154.66 +/- , Cropland: 154.66 +/-
 Irrigated Acres: 240 +/-, Dryland Acres: 276.46 +/-, Grass: 97.06 +/-

Tract#	Wheat Base/PLC Yld.	Corn Base/PLC Yld.	Sunflowers Base/PLC Yld.	Total Base
TR 1	103.76/38	124.92/140	15.87/2389	244.55
TR 2	44.37/38	53.41/140	6.79/2389	104.57

CROPS:
 Subject to the tenant's rights

MINERALS:
 All minerals rights owned by the seller, if any, will convey to the buyer upon closing.

POSSESSION:
 Subject to the tenant's rights

TAXES:
 Seller will pay taxes for all of 2020 and prior years. Taxes for 2021 will be prorated to the date of closing.

Price Tract 1 - \$ 1,075,000.00
Price Tract 2 - \$ 532,000
Tract 1: 2020 Taxes - \$5,018.90
Tract 2: 2020 Taxes - \$3,929.83

- IRRIGATION EQUIPMENT & WATER RIGHTS:**
- Seller will convey all irrigation equipment located on the property, included but not limited to all sprinklers, pumps & irrigation wells to buyer upon closing. Note: Natural gas motors will not convey, owned by tenant.
 - Tract 1: Sprinkler - 1989 Valley, Model 6000 - 7 Tower
 - Tract 2: Sprinkler - 2000 Valley, Model 8000 - 7 Tower
 - Tract 1 is covered under water right file #13544 and is permitted for 315 acre feet at 600 gpm. Sprinkler is nozzled at 620 gpm.
 - Tract 2 is covered under water right file #11417 and is permitted for 320 acre feet at 675 gpm. Sprinkler is nozzled at 380 gpm.



Colorado Land Investments I, LLC



Cary Schlosser - Listing Agent
 230 14th Street
 Burlington, CO 80807
 Office: (719) 346-8661
 Cell: (719) 349-0478
 Email: clschlosser@hotmail.com
www.cololand.com