

1020 Acres Dryland Kit Carson County, CO

Exclusively Listed by The Land Office LLC

\$2,623,320.00

2021 Property Tax \$3,577.76. Seller's mineral interest, if any, shall transfer to Buyer.
Possession immediate upon closing subject to 1/3 2/3 crop share lease with Southpoint Ag LLC.
No improvements. No developed water.

Legal	Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
W2 8 & NW4 17	446.46	446.47	Wheat	ARC-CO	219.5	46
W2 4	263.28	262.66	Wheat	ARC-CO	117.6	46
			Corn	ARC-CO	20.4	96
E2 4	279.62	264.51	Wheat	ARC-CO	136.49	47
			Corn	ARC-CO	26.4	75

Legal: Township 10 South, Range 45 West of the 6th P.M, Kit Carson County, Colorado
E2 & W2 Section 4
W2 Section 8
NW4 Section 17

Directions: 6 miles south of Bethune on County Road 40

0344 *The Land Office LLC and its brokers are working with the Seller as Seller's Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*

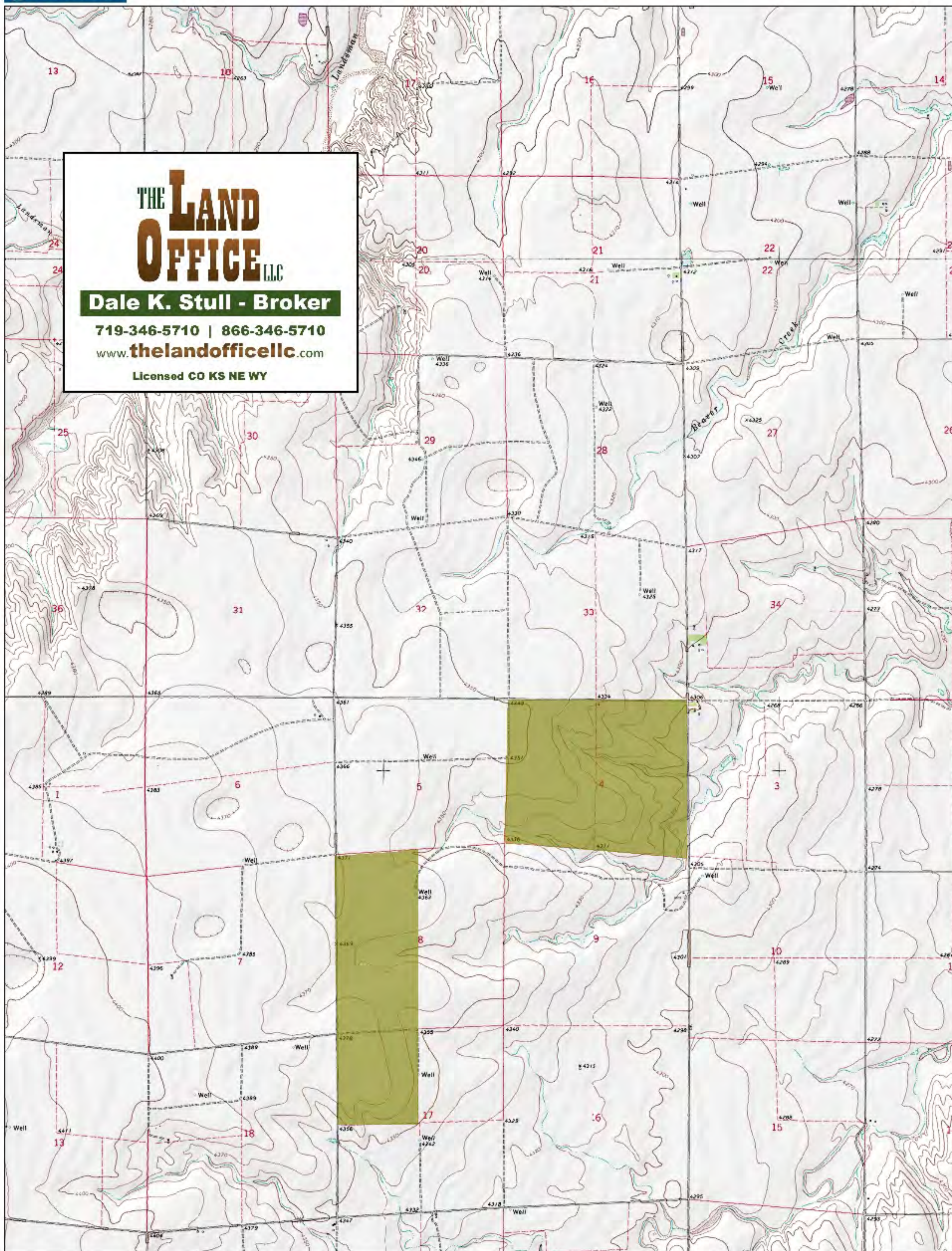


Dale K. Stull, Broker

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Licensed CO KS NE WY

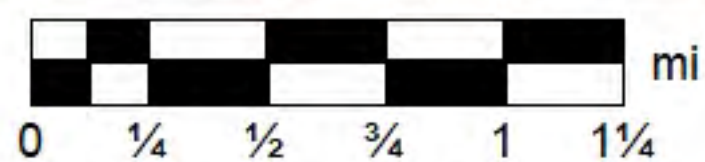
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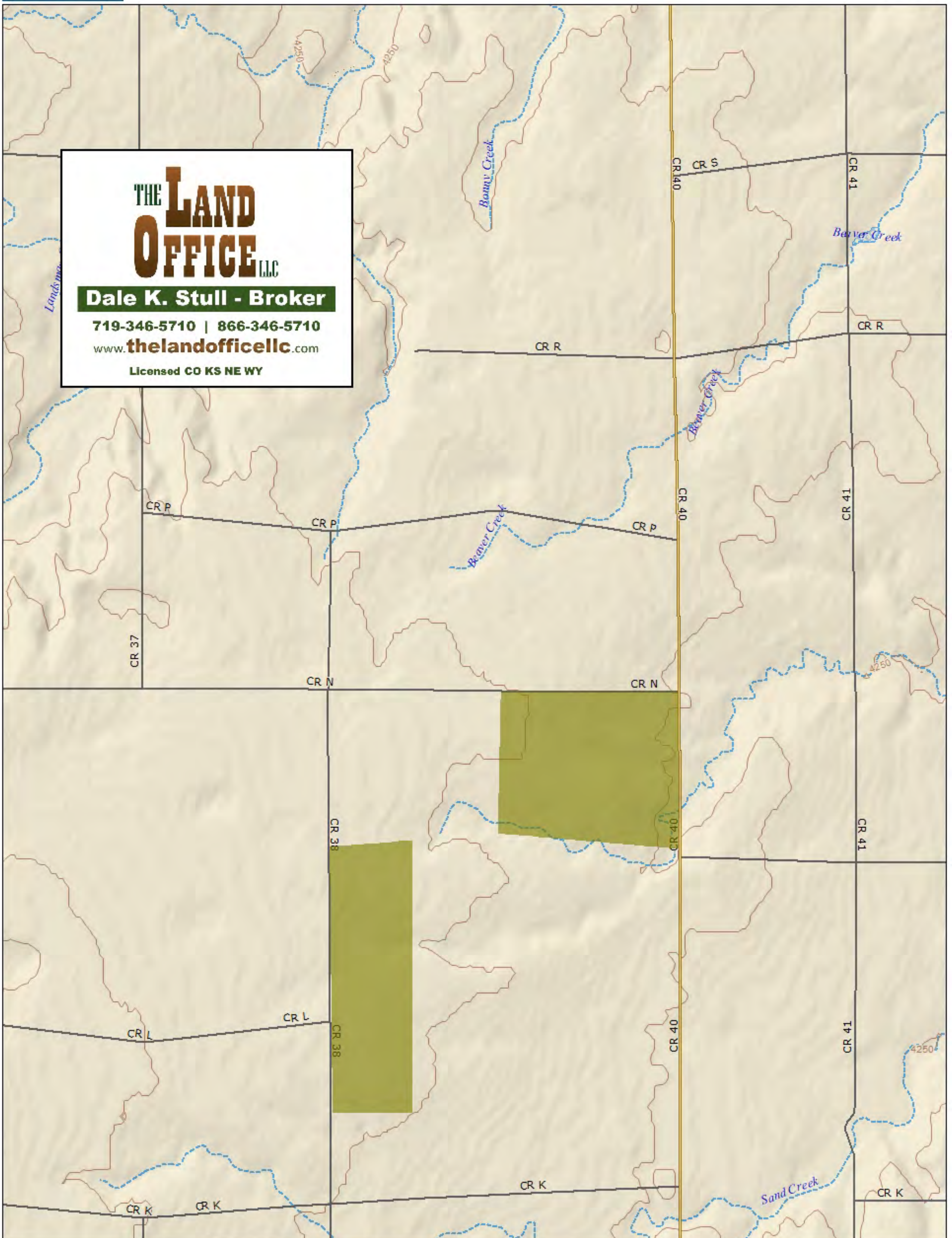
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MN (5.9° E)



Data Zoom 12-1

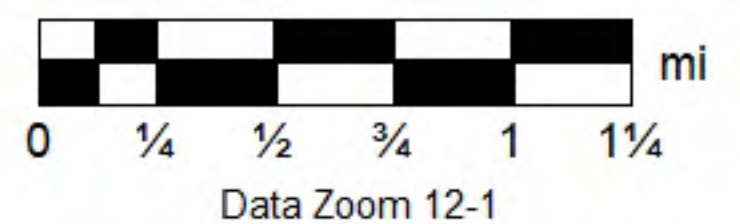


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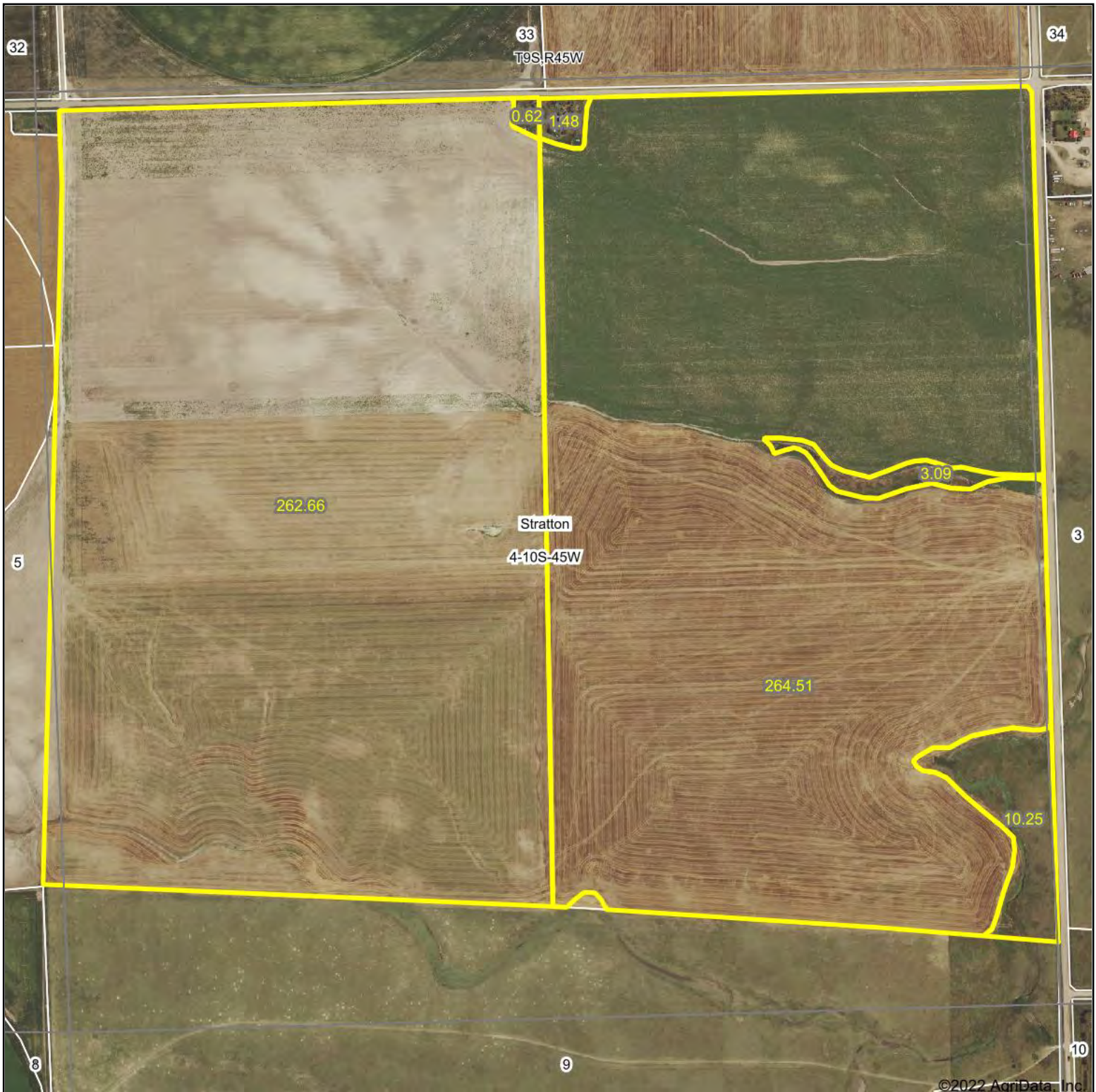
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Aerial Map



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Map Center: 39° 12' 26.34, -102° 26' 10.62

0ft 843ft 1687ft

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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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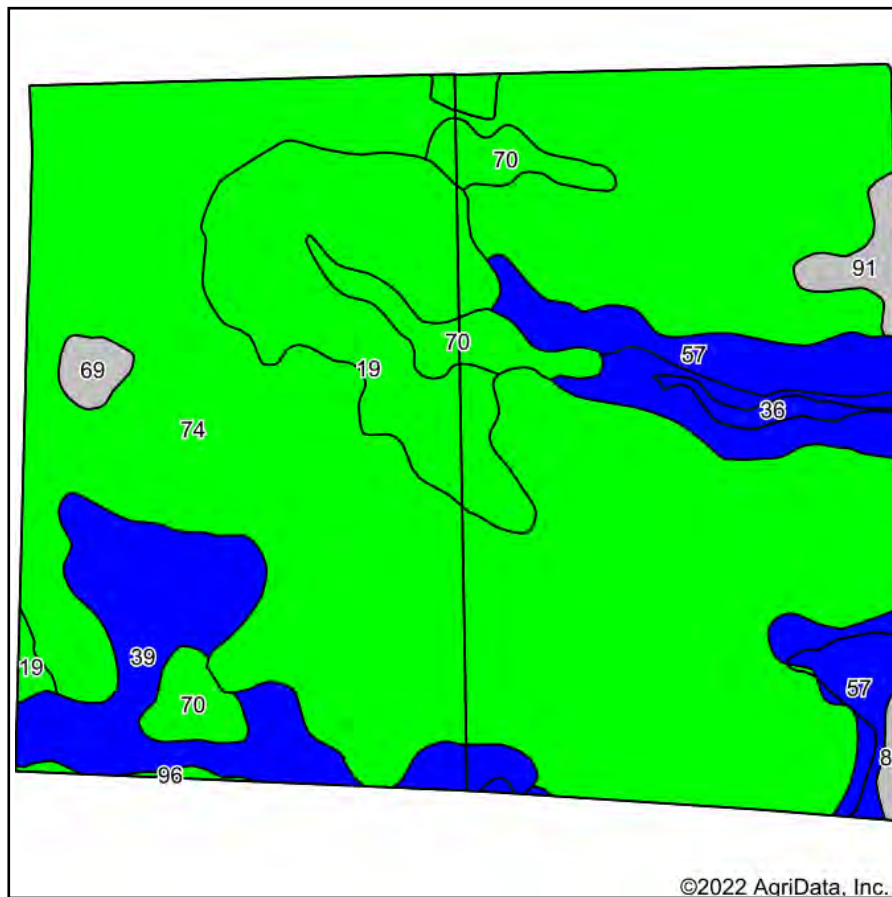
4-10S-45W
Kit Carson County
Colorado



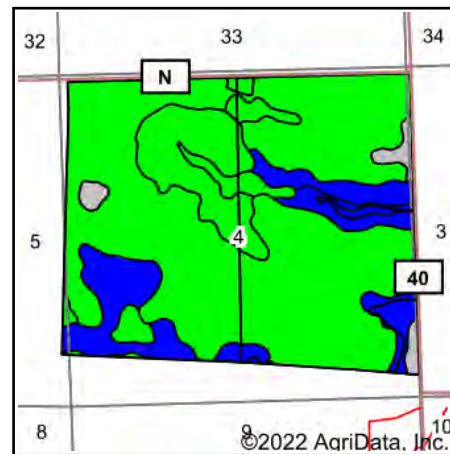
5/18/2022

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Kit Carson**
 Location: **4-10S-45W**
 Township: **Stratton**
 Acres: **542.9**
 Date: **5/18/2022**

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Area Symbol: CO063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Sunflowers Lbs	Sunflowers Irrigated Lbs	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
74	Richfield silty clay loam, dry, 0 to 2 percent slopes, eroded	364.88	67.2%		IIIe	Ile	140	800	2200	30	60	26
19	Colby silty clay loam, dry, 1 to 3 percent slopes	56.26	10.4%		IIIe	IIIe	140	1000	2000	26	60	29
39	Kimst-Richfield, eroded complex, 1 to 5 percent slopes	42.66	7.9%		IVe	IVe	120	700	1700	20	55	22
57	Norka-Colby-Weld silt loams, 3 to 5 percent slopes	27.94	5.1%		IVe	IVe						50
70	Rago silt loam, 0 to 2 percent slopes, occasionally flooded	21.59	4.0%		IIIw	IIw	165	900	2300	35	70	40
36	Kimst loam, 1 to 5 percent slopes	16.22	3.0%		IVe	IVe	120	700	1700	20	55	29
91	Wages loam, 2 to 6 percent slopes	5.43	1.0%		VIe	VIe						36
69	Pleasant silty clay loam, 0 to 1 percent slopes, occasionally ponded	3.47	0.6%		VIw	VIw						20
82	Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes	3.37	0.6%		VIe	VIe						26
96	Weld-Norka silt loams, 0 to 3 percent slopes	1.08	0.2%		IIIe	Ile	160	900	2300	33	65	31
Weighted Average					3.23	2.51	128.5	754.8	1966.3	26.5	55.4	*n 27.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Map Center: 39° 11' 26.72, -102° 27' 17.64

0ft 1246ft 2492ft

8-10S-45W
Kit Carson County
Colorado



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Maps Provided By:



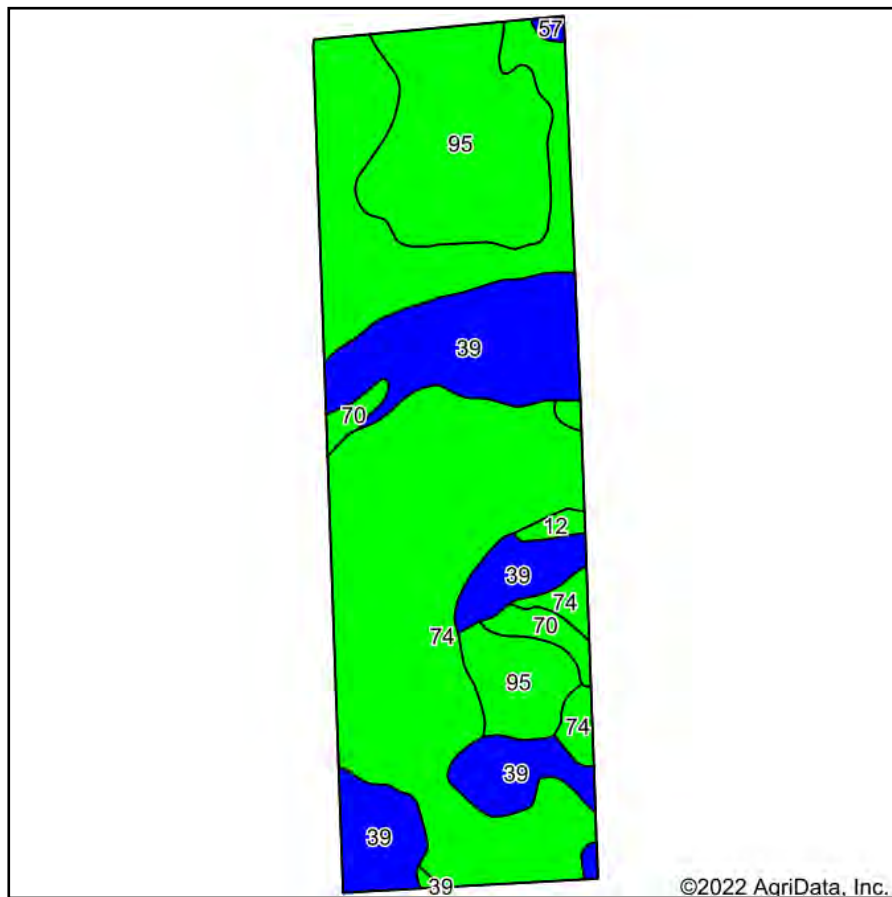
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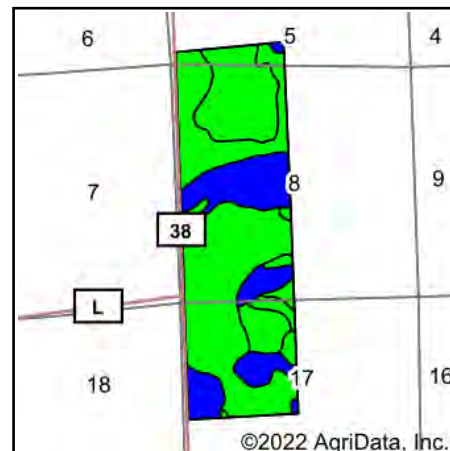
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Soils Map



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State: **Colorado**
 County: **Kit Carson**
 Location: **8-10S-45W**
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74	Richfield silty clay loam, dry, 0 to 2 percent slopes, eroded	240.85	53.9%		IIIe	Ile	140	800	2200	30	60	26
39	Kimst-Richfield, eroded complex, 1 to 5 percent slopes	99.87	22.4%		IVe	IVe	120	700	1700	20	55	22
95	Weld silt loam, 0 to 3 percent slopes	89.59	20.1%		IIIc	Ile						47
70	Rago silt loam, 0 to 2 percent slopes, occasionally flooded	10.68	2.4%		IIIw	IIw	165	900	2300	35	70	40
12	Bethune silty clay loam, 0 to 2 percent slopes	4.15	0.9%		IIIc			700		28		20
57	Norka-Colby-Weld silt loams, 3 to 5 percent slopes	1.33	0.3%		IVe	IVe						50
Weighted Average					3.23	2.43	106.3	616.2	1622.1	21.8	46.3	*n 29.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.