

932± Acres Dryland Baca County, CO

Exclusively Listed by The Land Office LLC

\$812,862.00

2021 Property Tax \$1,952.68. Seller's mineral interest shall transfer to Buyer.
Per Baca County Assessor: NW4 8 = 50%, N2 7 = 100%, S2 7 = 50%, NE4 12 = 100%.
Possession immediate upon closing. 2-domestic well permits 144991 & 144992.
Improvements on Section 7: Uninhabitable house. 4 grain bins. Not subject to a lease.
Seller will retain growing crops.

FSA Legal	Farmland Acres	Cropland Acres	PROGRAM PLC		
			Crop	Base	Yield
Tract 2693 NW4 8	160.47	160.47	Wheat	71.23	25
			Corn	13.62	67
			Gr Sorghum	52.29	20
			Sunflowers	10.61	1192
Tract 5400 NW4 7	78.41	76.51	Wheat	55.6	26
			Corn	2.2	15
			Gr Sorghum	17.7	19
			Barley	1.0	33
Tract 6065 Sec 7	544.63	544.63	Wheat	242.01	25
			Corn	46.28	67
			Gr Sorghum	177.65	20
			Sunflowers	36.04	1192
Tr 2757 NE4 12	149.55	142.52	Wheat	133.2	32

Legal: Township 29 South, Range 42 West of the 6th P.M., Baca County, Colorado
All Section 7; NW4 Section 8
Township 29 South, Range 43 West of the 6th P.M., Baca County, Colorado
NE4 Section 12

Directions: **From Two Buttes**, 11 miles east on State Hwy 116, 1 mile south on County Road 48 to northwest corner of Section 7. **From Walsh**, 1 mile east on Hwy 160, 9 miles north on County Road 45, 3 miles east on County Road PP to Southeast corner Section 7.

0349 *The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. 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.*

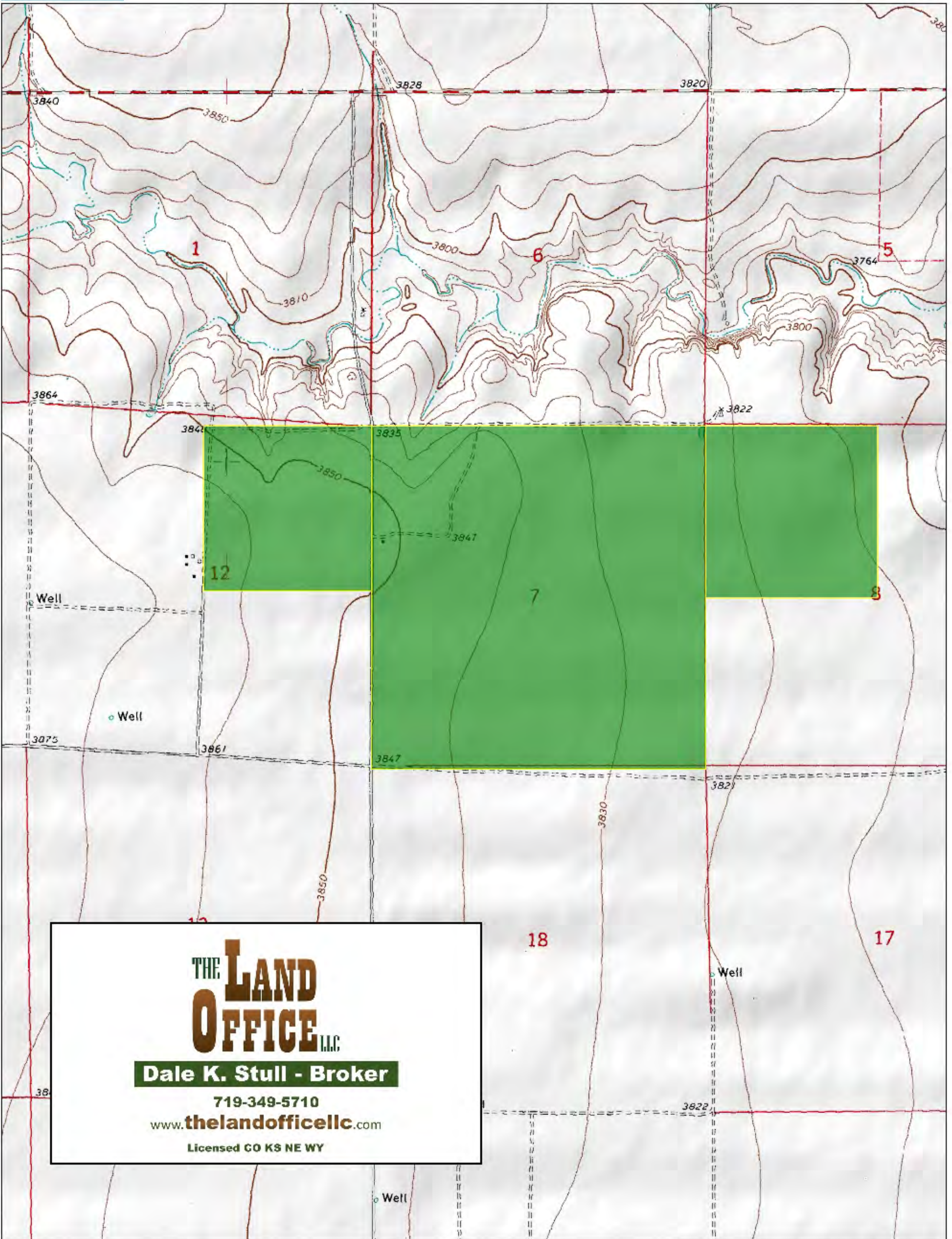


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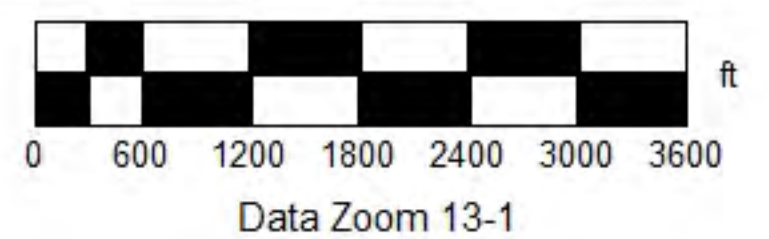


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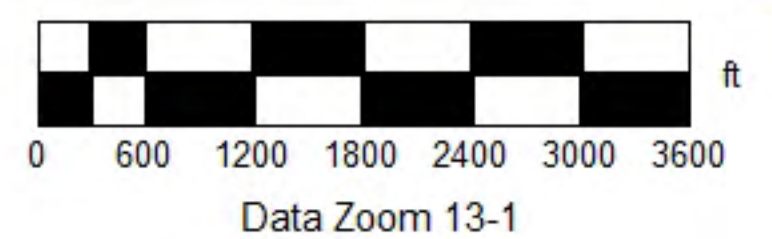


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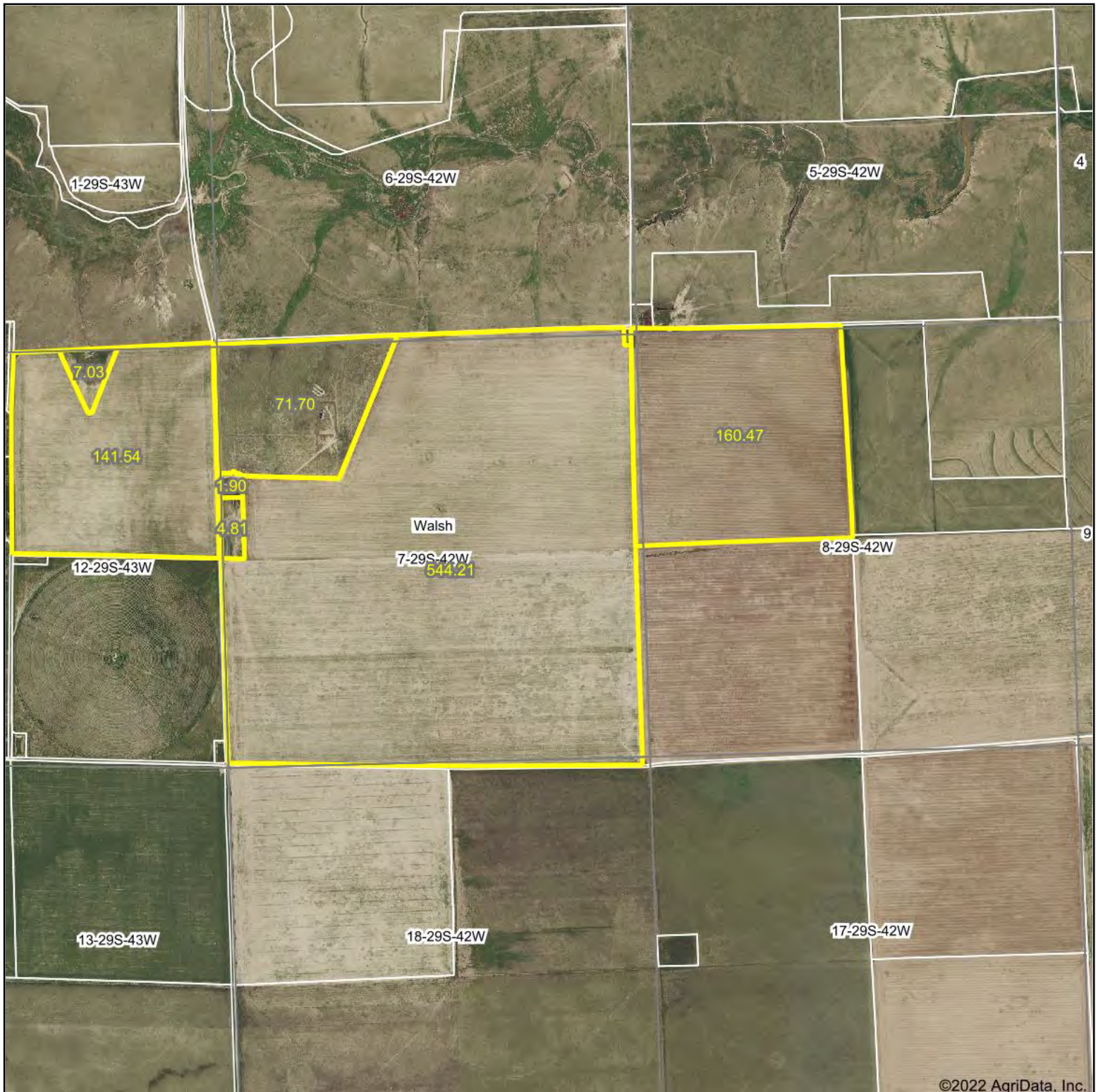
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Aerial Map



Map Center: 37° 32' 9.13, -102° 11' 13.92

0ft 1920ft 3840ft

7-29S-42W
Baca County
Colorado



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Maps Provided By:

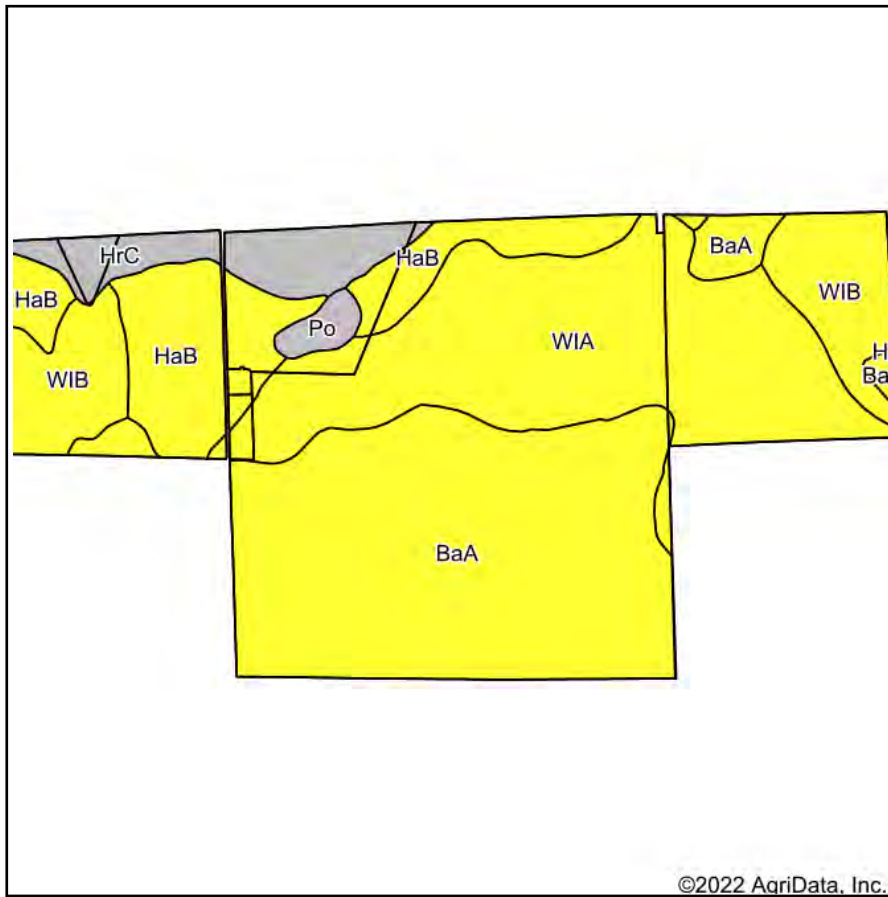


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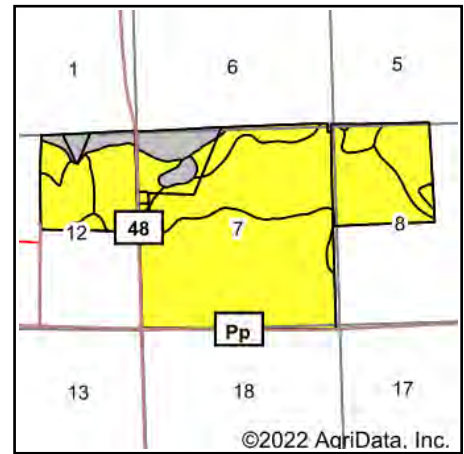
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Baca**
 Location: **7-29S-42W**
 Township: **Walsh**
 Acres: **931.66**
 Date: **8/17/2022**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO009, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
BaA	Baca silt loam, 0 to 3 percent slopes	363.18	39.0%		IVc	IIIe			38
WIA	Wiley loam, 0 to 1 percent slopes	272.47	29.2%		IVe	I	125	60	27
HaB	Fort Collins loam, warm, 1 to 3 percent slopes	129.96	13.9%		IVc	IIIe			40
WIB	Wiley loam, 1 to 3 percent slopes	99.83	10.7%		IVe	Ile	125	55	26
HrC	Harvey loam, 1 to 5 percent slopes	55.63	6.0%		VIe	IVe			24
Po	Potter gravelly loam	10.59	1.1%		VIIIs				
Weighted Average					4.15	*-	50	23.4	*n 32.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.