

1 field, 157 acres in Alamosa County, CO

TOWNSHIP/SECTION 39N 10E – 21, 22

COUNTY AVG(\$/AC.)

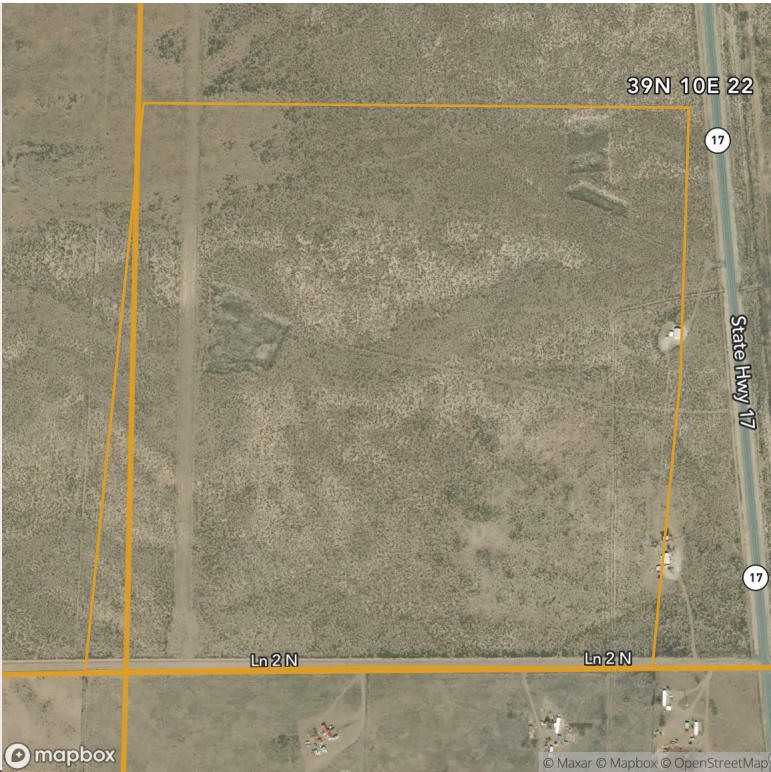
N/A

AVG NCCPI

4.1

COUNTY AVG

3.5



**ECONOMIC ATTRIBUTES**


Alamosa County is a high tax county.  
This land is in a low livestock demand area.

**PHYSICAL ATTRIBUTES**

Annual Precipitation: 7.93 inches  
Annual GDD: 1596

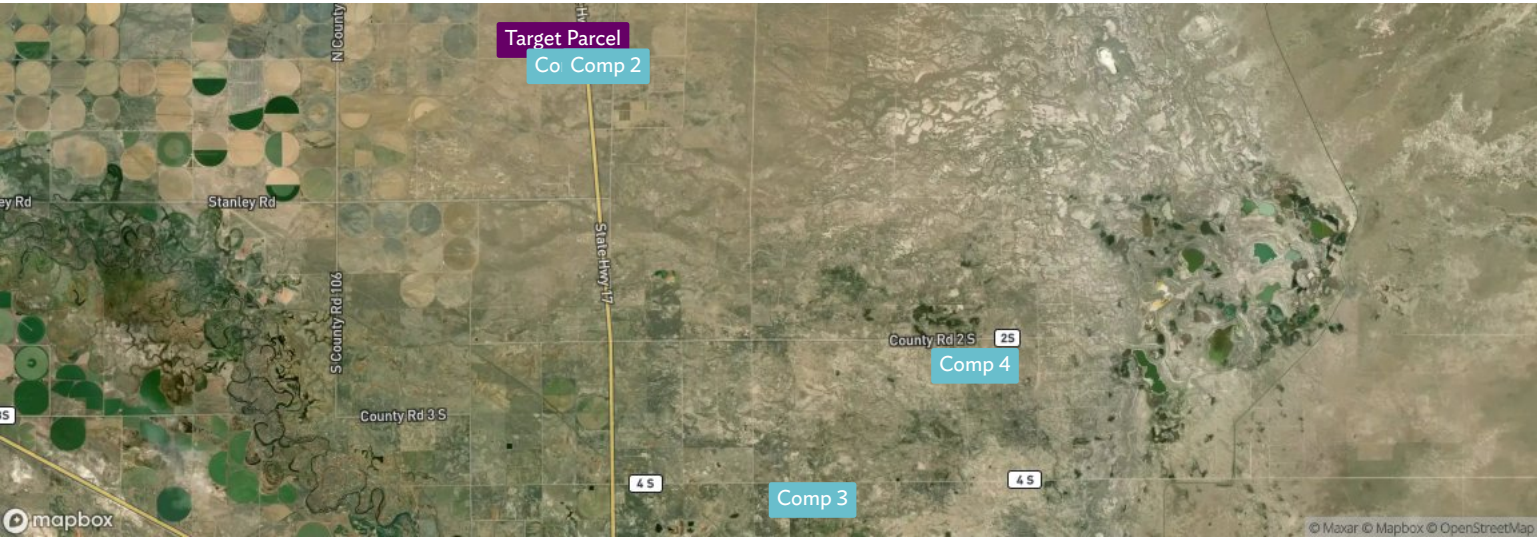
**LAND USE**

Land Use: Non-Cropland, Developed,  
Cropland, Grass/Pasture

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
all		156.82	37.60745 -105.87064	1.05%	97% Non-Cropland, 3% Other, 0% Fallow	4.1	\$1,945	N/A

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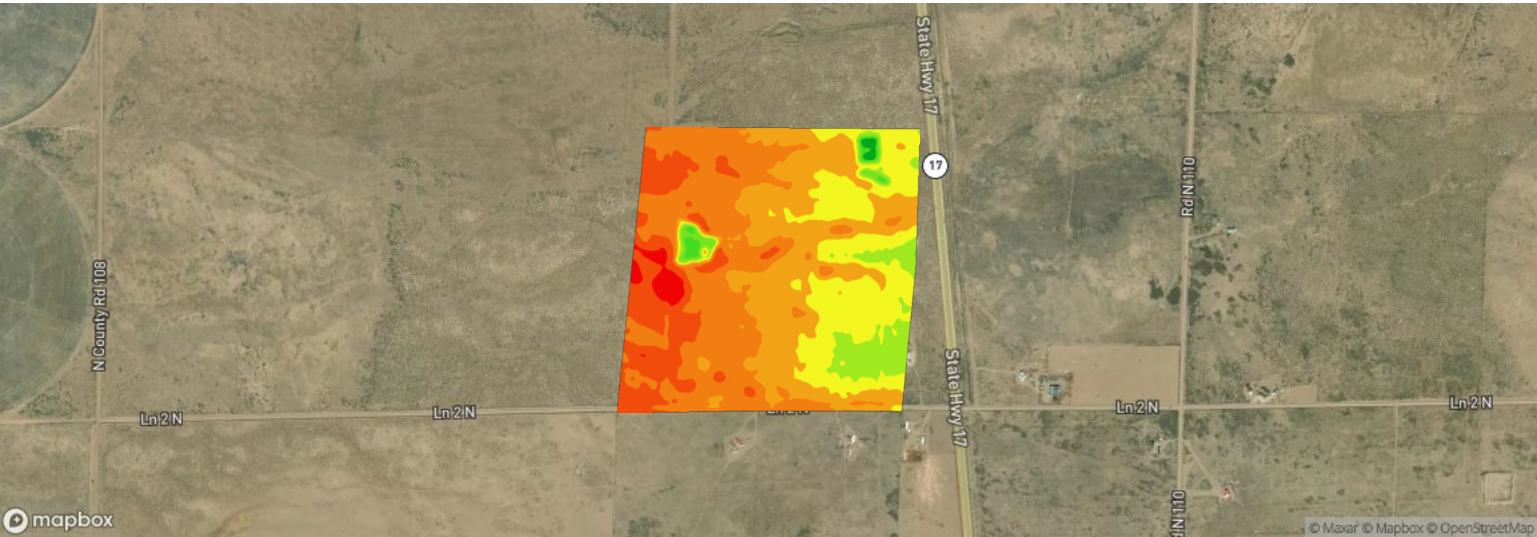


	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Alamosa, CO	Alamosa, CO	Alamosa, CO	Alamosa, CO		Alamosa, CO
SALE PRICE	\$108,000	\$150,000	\$390,000	\$68,000	\$179,114	
\$/AC. PRICE	\$2,691/ac.	\$3,928/ac.	\$9,738/ac.	\$1,686/ac.	\$4,512/ac.	
SALE DATE	07/26/23	12/07/22	04/04/24	01/16/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Cash Purchase	Cash Purchase	Mortgage	Cash Purchase		
DISTANCE (MI)	0.39	0.71	7.39	7.42	3.98	
ACRES	40.13	38.19	40.05	40.32	39.67	156.82
TOP CROP	Shrubland	Shrubland	None	None		Non-Cropland
NCCPI	3.9	3.9	0.9	5.7	3.6	4.1
\$/NCCPI	\$696	\$1,004	\$10,413	\$296	\$3,121	
TILLABLE %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

\* Estimated Price Per Acre from AcreValue model.

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All fields

157 ac.

Avg. Elevation

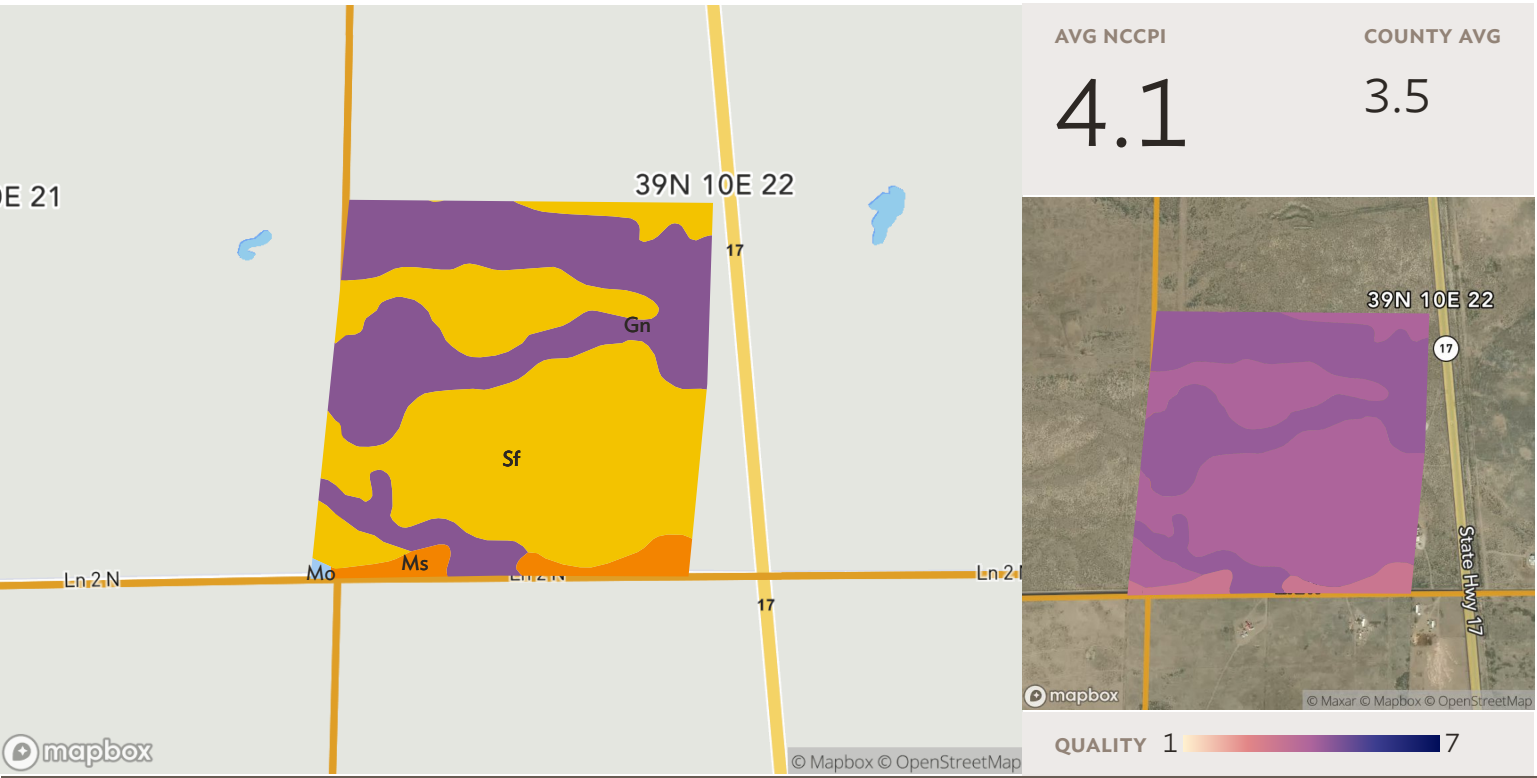
7,554.75 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	7,556.74 ft - 7,557.61 ft	2.73	1.74%
	7,555.87 ft - 7,556.74 ft	20.56	13.11%
	7,555.00 ft - 7,555.87 ft	46.53	29.67%
	7,554.14 ft - 7,555.00 ft	41.60	26.53%
	7,553.27 ft - 7,554.14 ft	32.46	20.7%
	7,552.40 ft - 7,553.27 ft	10.10	6.44%
	7,551.53 ft - 7,552.40 ft	1.43	0.91%
	7,550.66 ft - 7,551.53 ft	0.97	0.62%
	7,549.80 ft - 7,550.66 ft	0.47	0.3%



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All fields

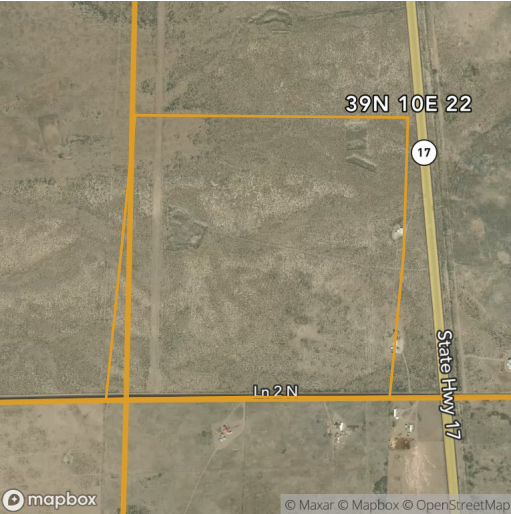
Source: NRCS Soil Survey

157 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Sf	San Luis sandy loam, drained	87.69	55.9%	6	4.0
Gn	Gunbarrel loamy sand, 0 to 1 percent slopes	61.95	39.5%	7	4.3
Ms	Mosca loamy sand, wet	6.81	4.3%	7	3.2
Mo	Mosca loamy sand	0.36	0.2%	7	3.2
156.82					4.1

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All fields

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	2022	2021	2020	2019	2018
Non-Cropland	96.8%	97.3%	98.0%	98.4%	61.7%
Fallow	–	–	–	–	37.9%
Other	3.2%	2.7%	2.0%	1.6%	0.4%

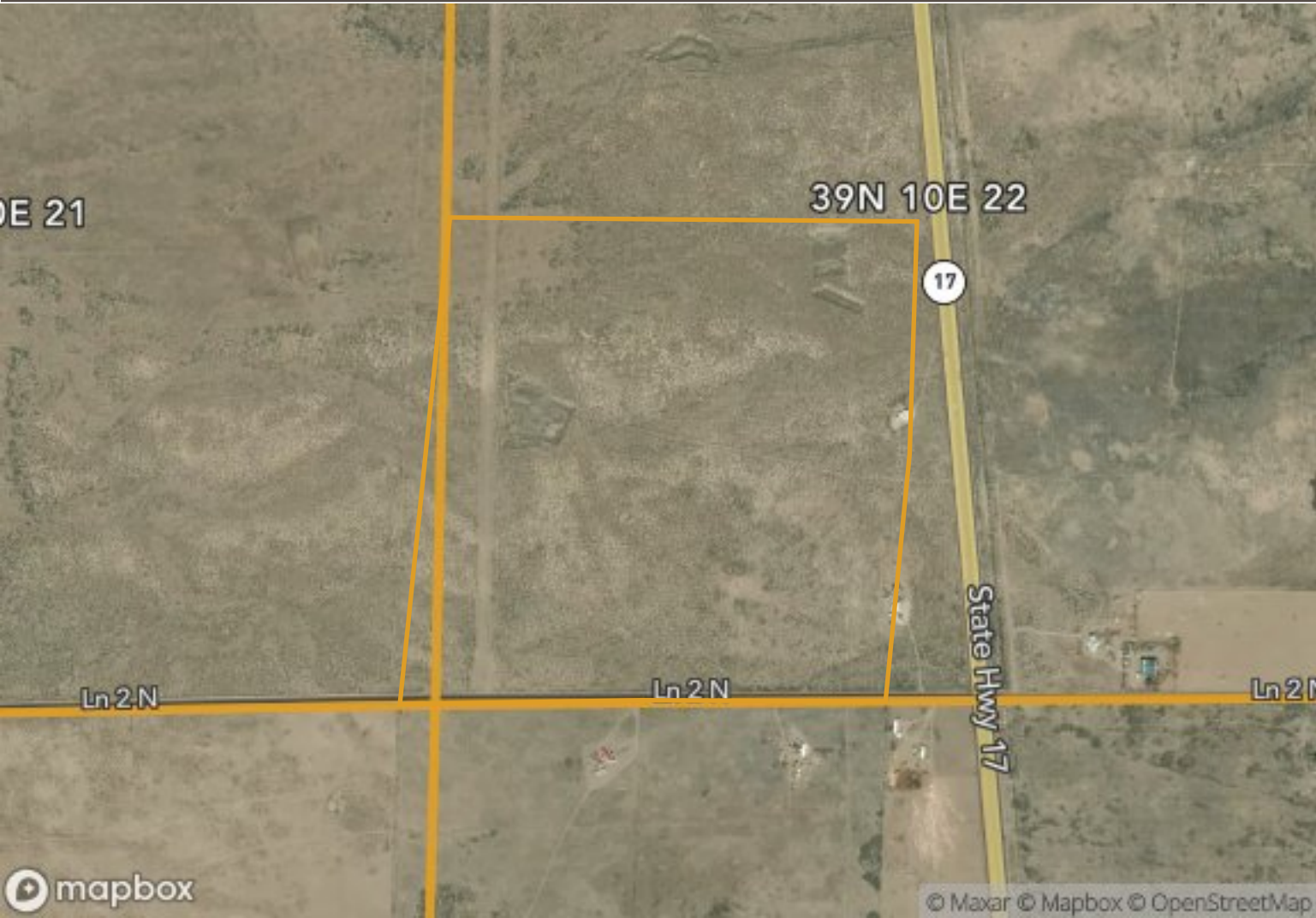
Source: NASS Cropland Data Layer

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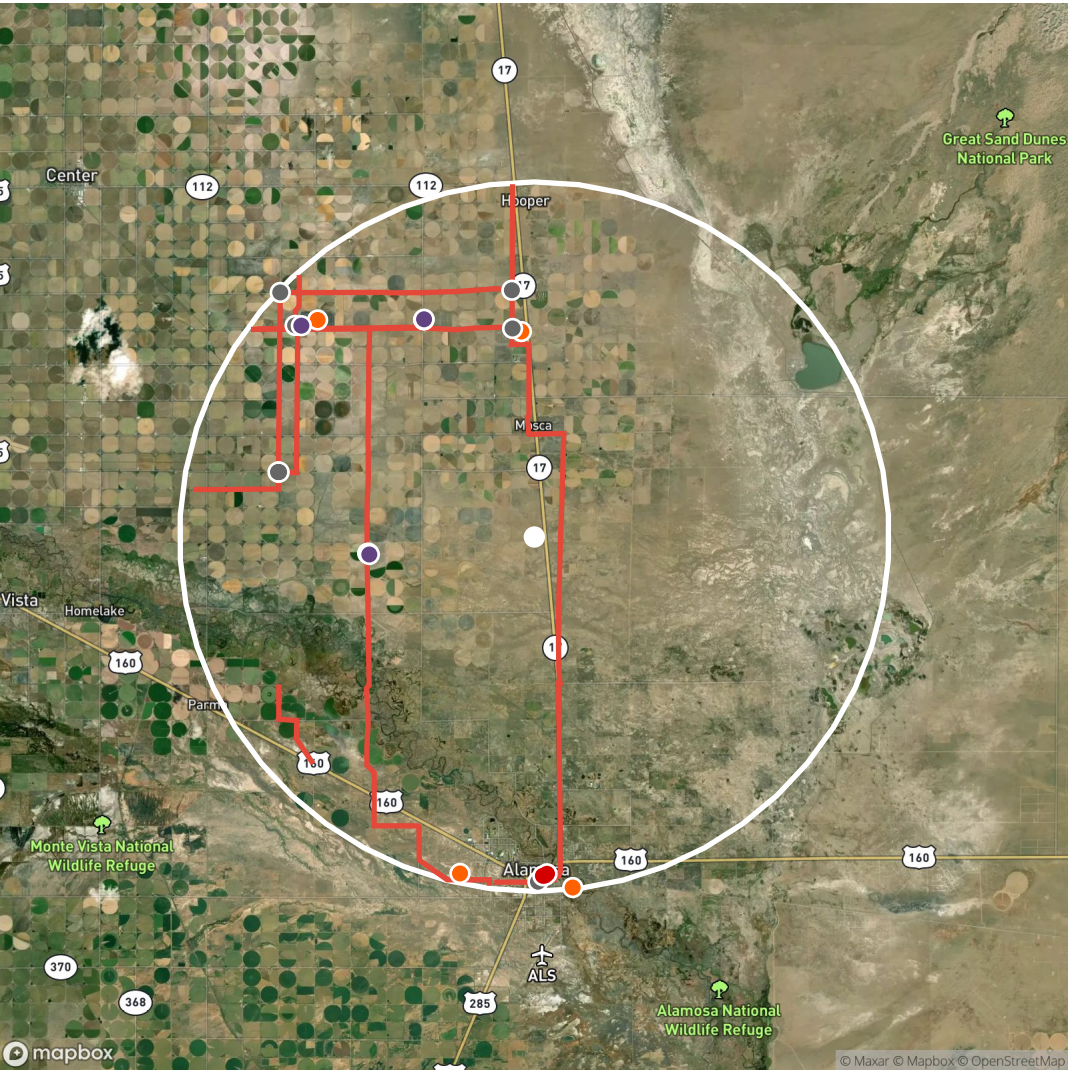
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	156.82	566.52	14,508.00	39N 10E – 21, 22 APN: 513722300056	TULIMI LLC (02/09/2022)	22200 W 11 MILE RD, 2531, SOUTHFIELD, MI 48037	SW4 22-39-10 160A WD REC #379084 12-18-2020 CORR WD REC #381564 06-30-2021





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Field 1 - 156.82 acres

Legend

Biodiesel Plant

Ethanol Plant

Power Plant

Soybean Plant

Remediation Site

Substation

Oil/Gas Well

Solar Farm

Wind Turbine

Oil Pipeline

Transmission Line

Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	6	4.7
Substation	10	4.73
Solar Farm	3	4.68
Transmission Line	26	0.74
Remediation Sites	3	9.52