



1 field, 36 acres in Alamosa County, CO

TOWNSHIP/SECTION 39N 10E – 21

COUNTY AVG(\$/AC.)

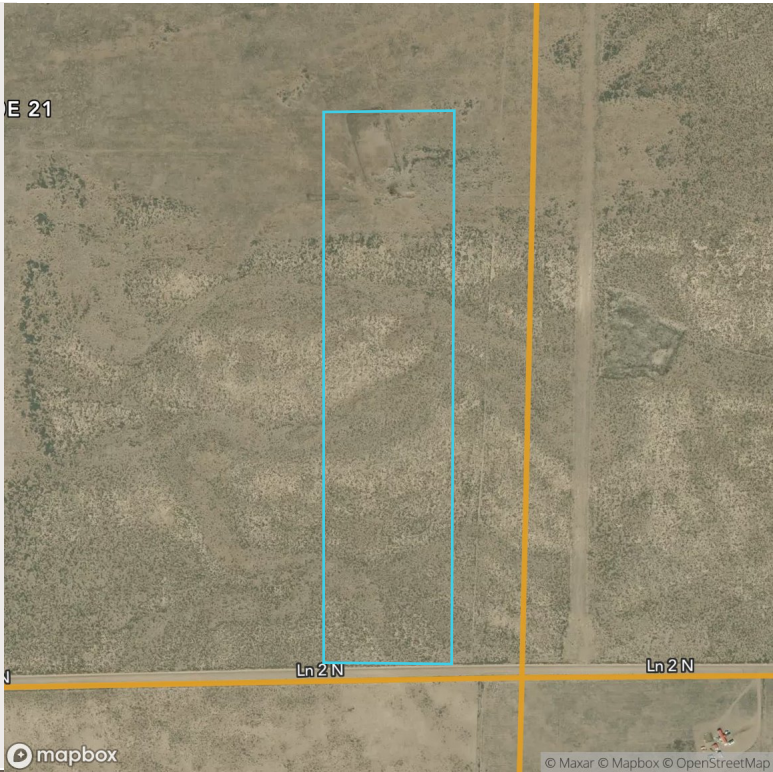
N/A

AVG NCCPI

4.1

COUNTY AVG

3.6



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

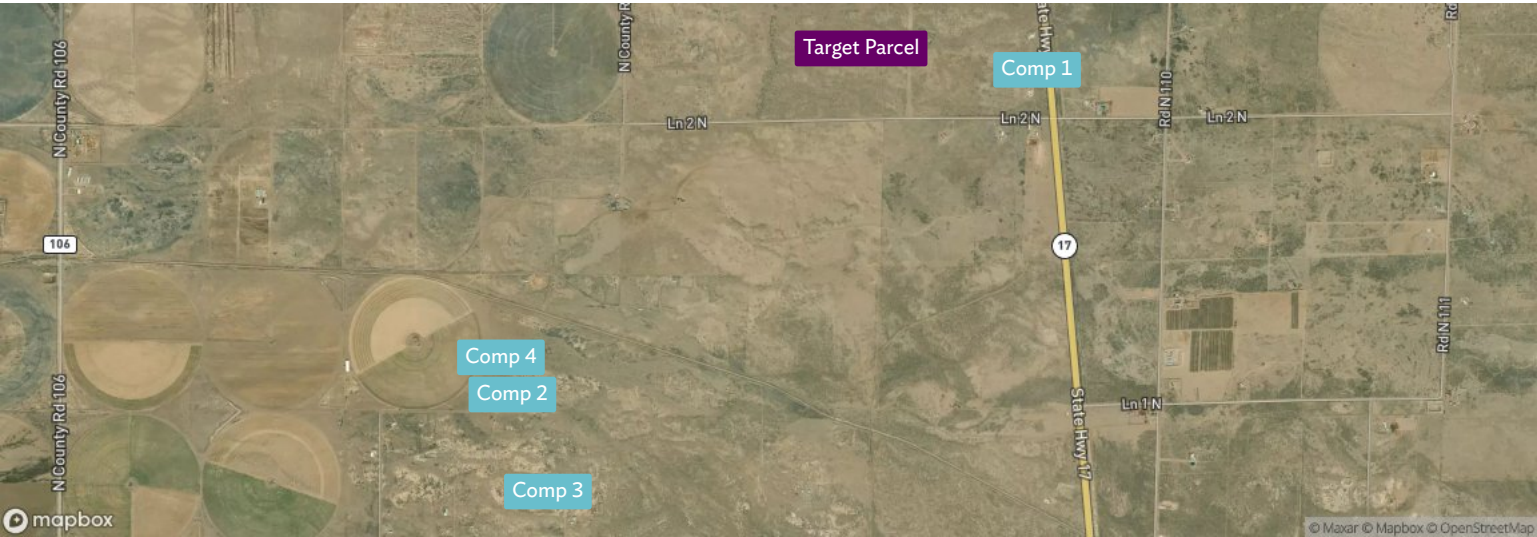
LAND USE

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

| | FIELD | ACRES | LATITUDE LONGITUDE | SLOPE | 2023 CROPS | AVG NCCPI | CARBON POTENTIAL (\$) | COUNTY AVG. (\$/AC.) |
|-----|-------------------------------------------------------------------------------------|-------|------------------------|-------|----------------------------------------------|-----------|--------------------------|-------------------------|
| all |  | 35.54 | 37.60754 -105.87710 | 0.76% | 93% Shrubland, 6% Grass/Pasture, 2% Other | 4.1 | \$441 | N/A |

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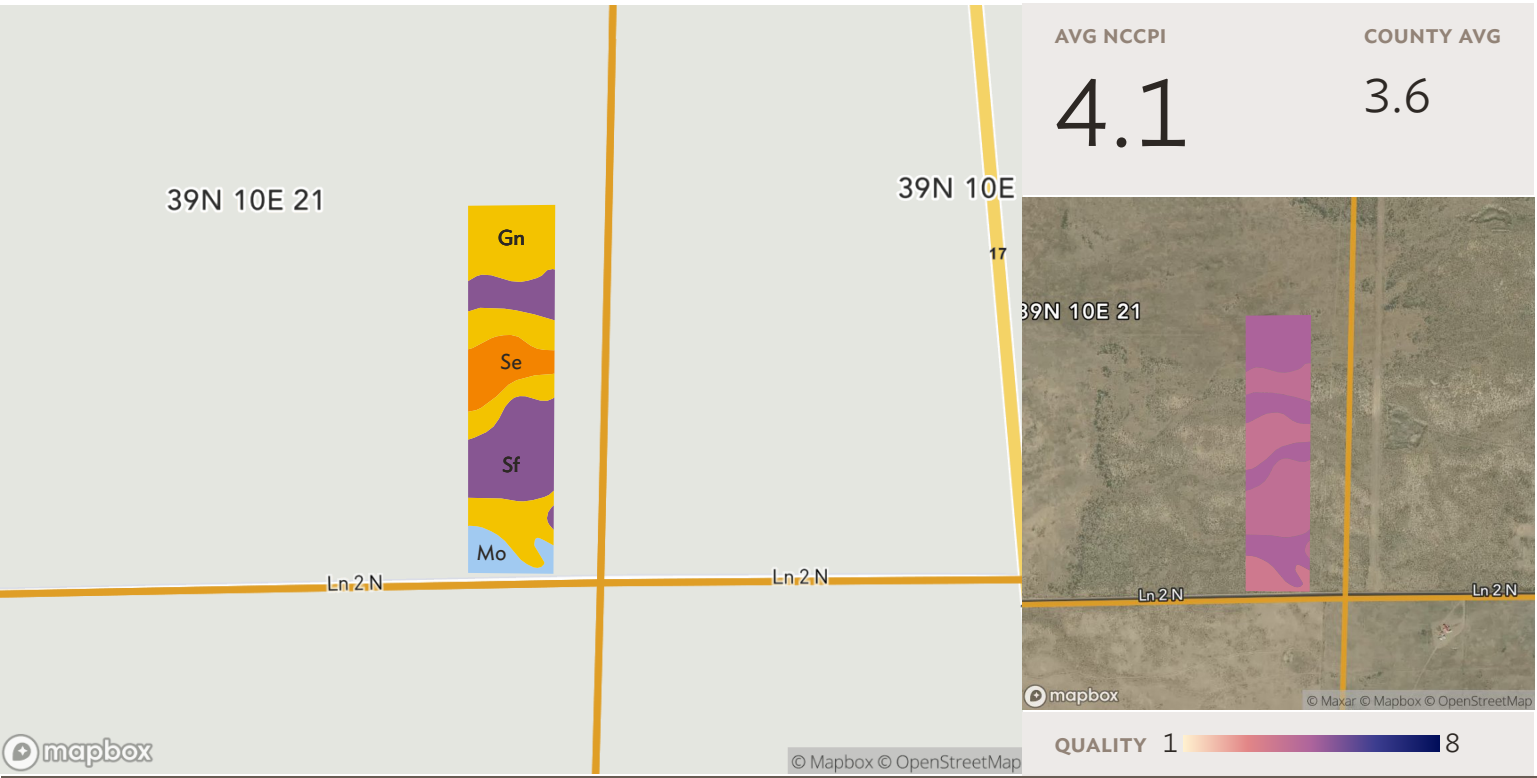


| | COMP 1 | COMP 2 | COMP 3 | COMP 4 | COMP AVGS | TARGET PARCEL |
|--------------------|---------------|---------------|---------------|---------------|-----------|---------------|
| BOUNDARY | | | | | | |
| COUNTY | Alamosa, CO | Alamosa, CO | Alamosa, CO | Alamosa, CO | | Alamosa, CO |
| SALE PRICE | \$1,500 | \$13,000 | \$7,500 | \$13,000 | \$9,238 | |
| \$/AC. PRICE | \$158/ac. | \$1,174/ac. | \$1,518/ac. | \$1,217/ac. | \$968/ac. | |
| SALE DATE | 10/03/24 | 08/19/24 | 10/09/24 | 08/09/24 | | |
| SALE CONDITION | Market | Market | Market | Market | | |
| PURCHASE CONDITION | Cash Purchase | Cash Purchase | Cash Purchase | Cash Purchase | | |
| DISTANCE (MI) | 0.63 | 1.73 | 1.91 | 1.67 | 1.49 | |
| ACRES | 9.47 | 11.07 | 4.94 | 10.68 | 9.04 | 35.54 |
| TOP CROP | Shrubland | Shrubland | Shrubland | Shrubland | | Shrubland |
| NCCPI | 3.8 | 3.8 | 3.6 | 3.8 | 3.8 | 4.1 |
| \$/NCCPI | \$41 | \$311 | \$422 | \$322 | \$259 | |
| TILLABLE % | 4.7% | 2.0% | 0.0% | 0.0% | 1.8% | 0.0% |

* Estimated Price Per Acre from AcreValue model.

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All fields

Source: NRCS Soil Survey

36 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|---------------------------------------------|-------|---------------------|------------|-------|
| Gn | Gunbarrel loamy sand, 0 to 1 percent slopes | 16.42 | 46.2% | 7 | 4.5 |
| Sf | San Luis sandy loam, drained | 11.80 | 33.2% | 6 | 3.9 |
| Se | San Luis sandy loam, 0 to 1 percent slopes | 4.45 | 12.5% | 6 | 3.7 |
| Mo | Mosca loamy sand | 2.87 | 8.1% | 7 | 3.4 |
| 35.54 | | | | | 4.1 |



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All fields

36 ac.

2023

2022

2021

2020

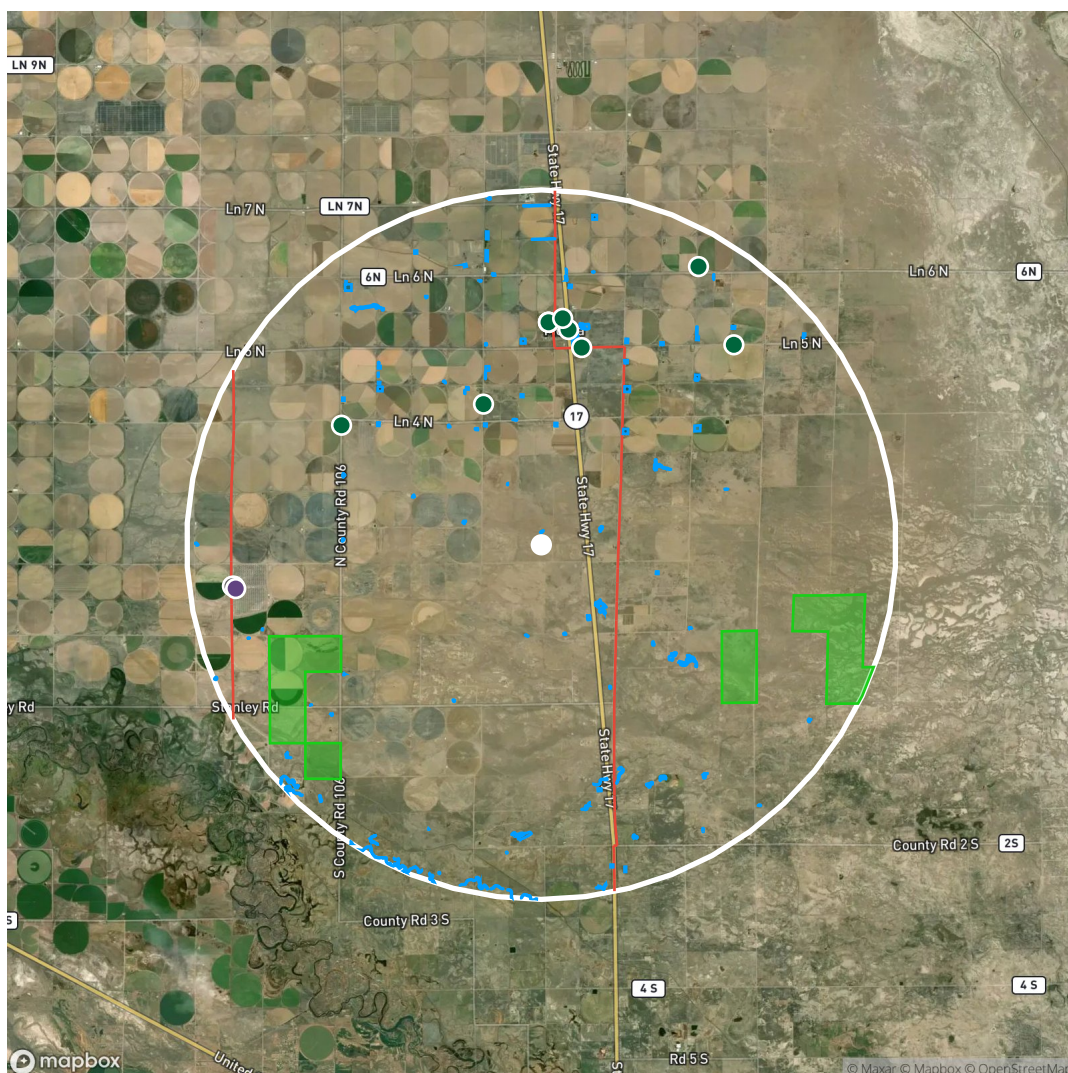
2019

| | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|
| <div><div></div> Shrubland</div> | 92.8% | – | – | – | – |
| <div><div></div> Non-Cropland</div> | – | 90.8% | 91.3% | 91.2% | 91.3% |
| <div><div></div> Grass/Pasture</div> | 5.6% | 8.7% | 8.7% | 8.8% | 8.7% |
| <div><div></div> Other</div> | 1.6% | 0.5% | – | – | – |

Source: NASS Cropland Data Layer - All Images from 2023

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Field 1 - 35.54 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile
radius of the field location.

| Feature Type | Total Count | Distance to Nearest (Miles) |
|-----------------------|-------------|-----------------------------|
| Power Plant | 1 | 4.37 |
| Substation | 1 | 4.4 |
| Solar Farm | 1 | 4.36 |
| Transmission Line | 4 | 1.09 |
| Water Bodies | 148 | 0.17 |
| Parks/Protected Areas | 3 | 2.83 |
| Organic Farm | 10 | 2.15 |