

# 5,308± Acres Grass & Farmland & CRP Kit Carson County, Colorado

**PRICE REDUCED TO \$2,554,000.00 (was \$2,654,000.00)**

3842.4 Grass, 798.7 Farmland, 628.9 CRP, homestead on 38 acres

2008 Property Tax \$5,370.36

Improvements: 1,472 sq ft home. Originally built 1928. Remodeled 2008.  
1,008 sq ft basement.  
Barn, shop, & grain system/feed mill.

Seller shall retain all mineral interest owned.

Water rights of record or appurtenant to the property shall transfer to Buyer.

6 miles northeast of Siebert. Possession immediate upon closing.

Legal: Township 7 South, Range 49 West of the 6<sup>th</sup> P.M.  
NE4 Section 34      SE4 Section 34      W2 Section 35      SE4 Section 35

Township 8 South, Range 49 West of the 6<sup>th</sup> P.M.  
W2 SW4 Section 1      All Section 2      All Section 3      N2 Section 10  
N2 Section 11      All Section 12      All Section 13      All Section 24

Township 8 South, Range 48 West of the 6<sup>th</sup> P.M.  
W2 Section 7      W2 Section 18  
Kit Carson County, Colorado



**Dale Stull – Listing Broker**

19483 County Road 40  
Bethune, CO 80805



*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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## CRP Contracts

Legal	Contract #	Acres	Rate	Payment	Expires
NE4 34-7-49	1033A	151	27.00	4077.00	09/30/2010
SE4 34-7-49	1031A	161	27.00	4347.00	09/30/2010
W2 35-7-49	1032A	316.9	27.00	8556.00	09/30/2010

## FSA

Crop	Base Acres	Direct	CC
Wheat	373.6	26	26
Grain Sorghum	51.8	23	23

The following base & yields belong to the CRP acres that expire 2010.

Crop	Base Acres	Direct	CC
Wheat		26	26
Grain Sorghum		23	23



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