

6,674± Acres Dryland Kiowa County, CO

\$5,339,200.00

2016 Property Tax: 11,419.56 Seller's mineral interest, if any, shall transfer to Buyer. Possession immediate upon contracting. Improvements: 896 sq ft. house, 40 x 110 shop, 36x24 shop, (2) 24,000 bu bins, (3) 16,000 bu bins, scales, windmill. 2 RV hookups located at the house. Property subject to a hunting lease through November 2017.

Well Permit #	Use	Location	Depth
71875	Household	SESE 25	85
71877	Domestic/Livestock	SESE 25	78
71876	Domestic/Livestock	NWNW 31	80

Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
6542.54	6379.62	Wheat	PLC	3154.19	24
		Grain Sorghum	PLC	2074.91	17

Legal: Township 19 South, Range 49 West of the 6th P.M.
 All Section 23; All Section 24; All Section 25; All Section 26; S2S2S2 Section 14
Township 19 South, Range 48 West of the 6th P.M.
 All Section 19; All Section 20; W2 & SE4 Section 21; SW4 Section 25; W2 &
 NE4 Section 28; All Section 29; All Section 30; N2 Section 31

Directions: From Eads, 3 miles west on Hwy 96 to CR 37, 8 miles south on CR 37 to headquarters.

0263

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.

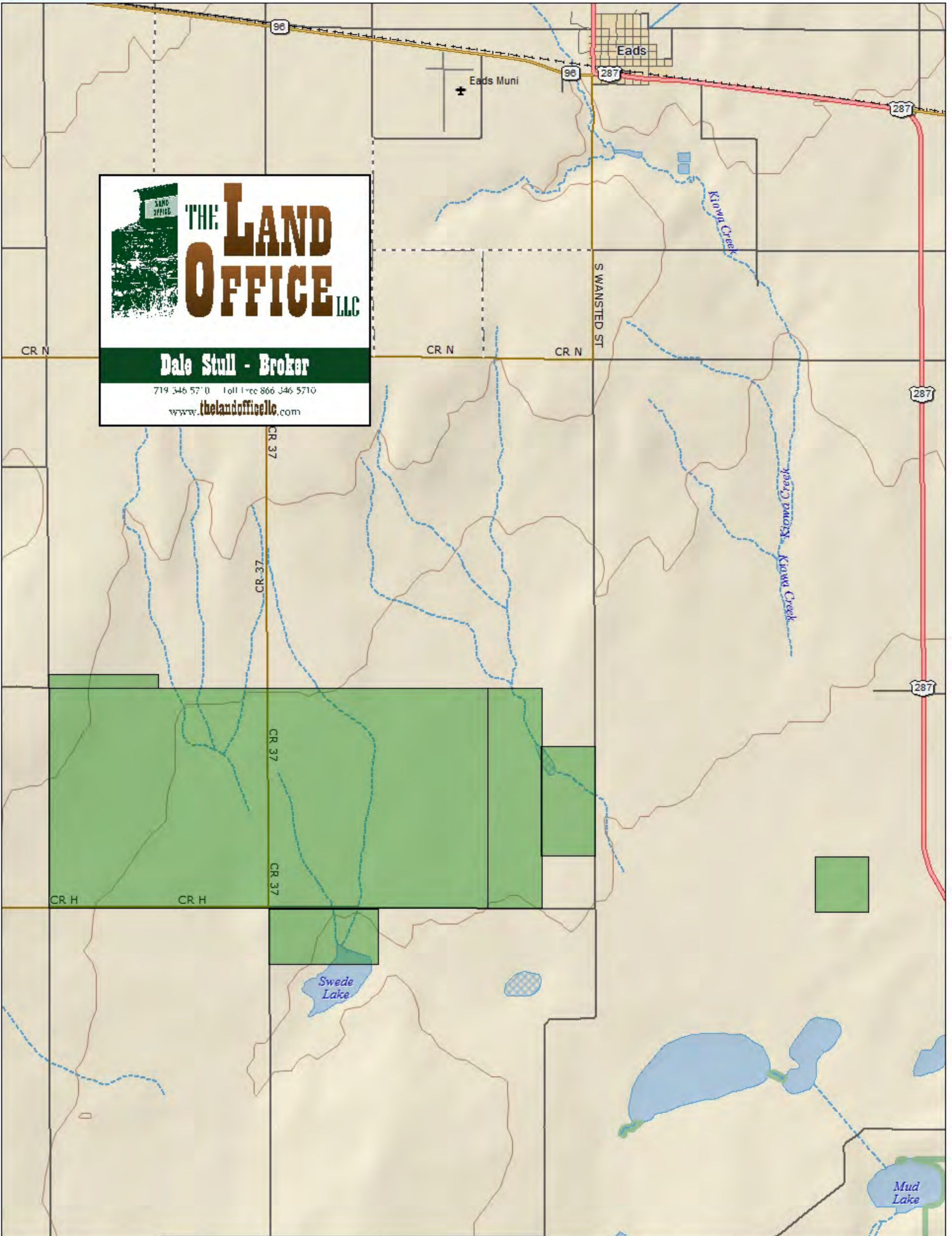


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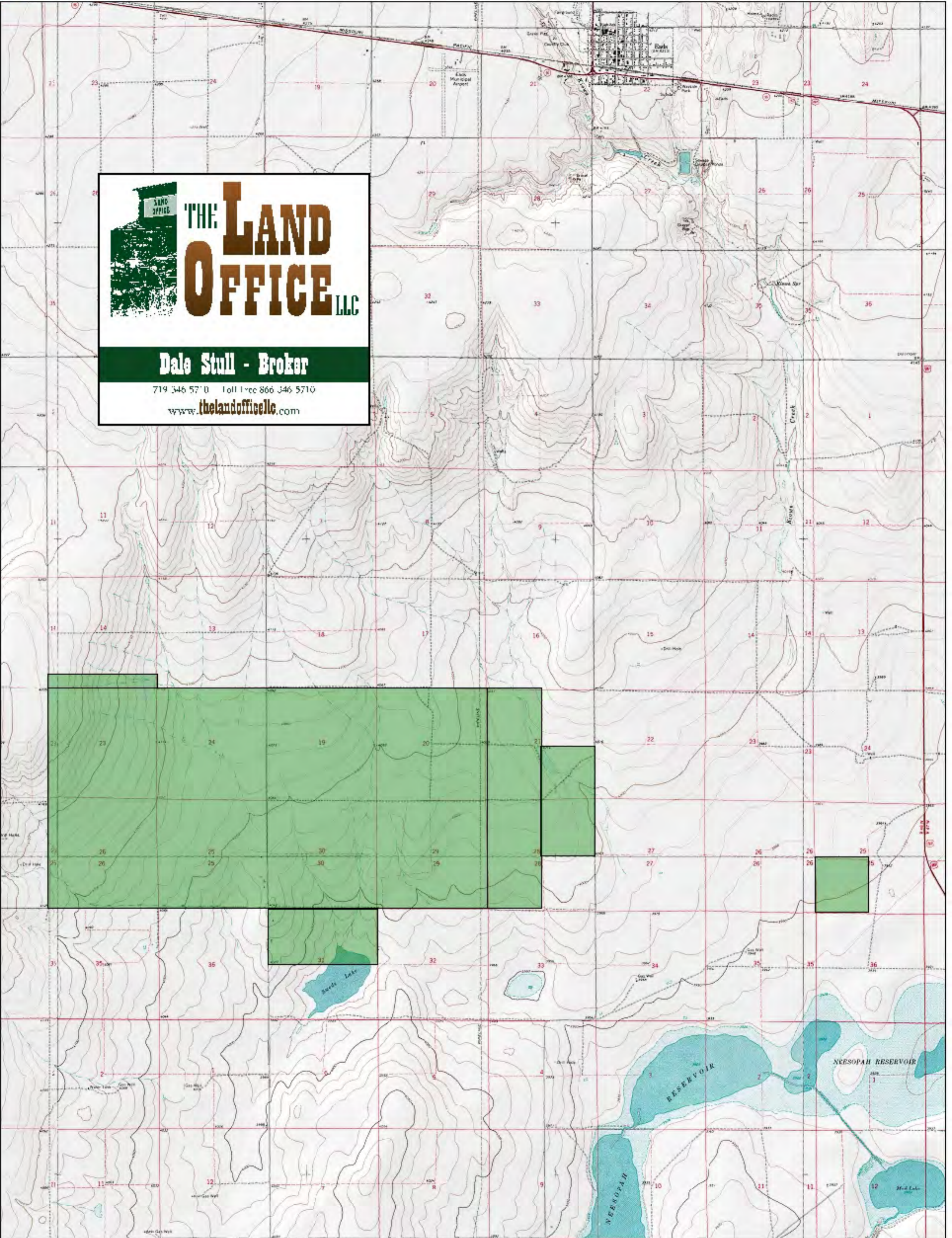
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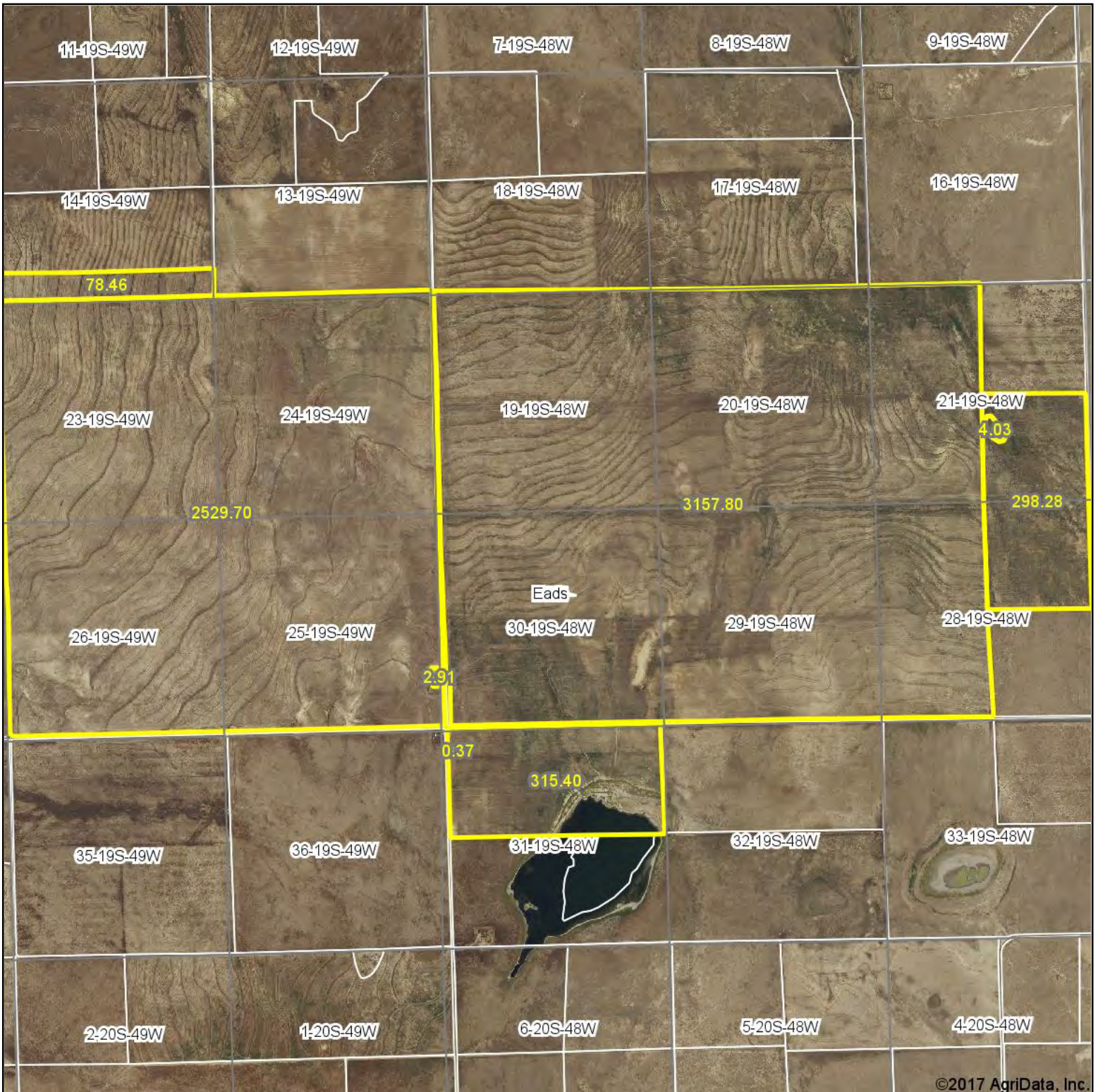
MN (6.8° E)



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Data Zoom 11-4

Aerial Map



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map center: 38° 22' 48.4, -102° 49' 52.49



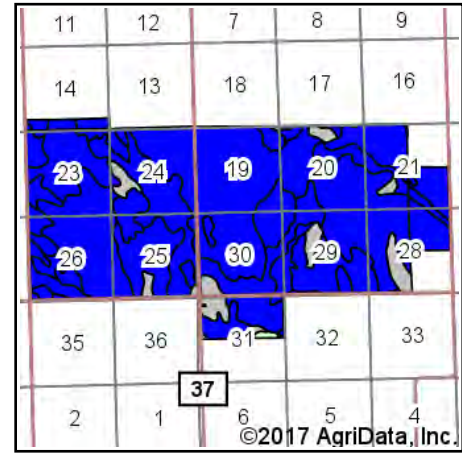
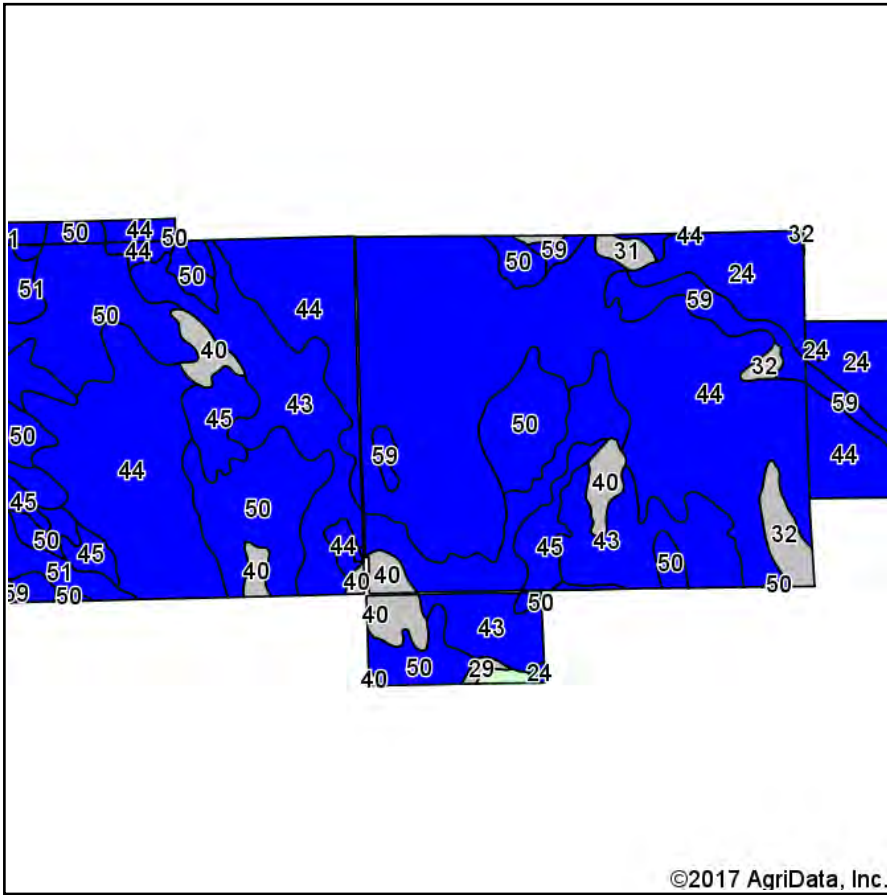
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30-19S-48W
Kiowa County
Colorado



7/12/2017

Soils Map



State: **Colorado**
 County: **Kiowa**
 Location: **30-19S-48W**
 Township: **Eads**
 Acres: **6386.95**
 Date: **7/12/2017**



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Soils data provided by USDA and NRCS.

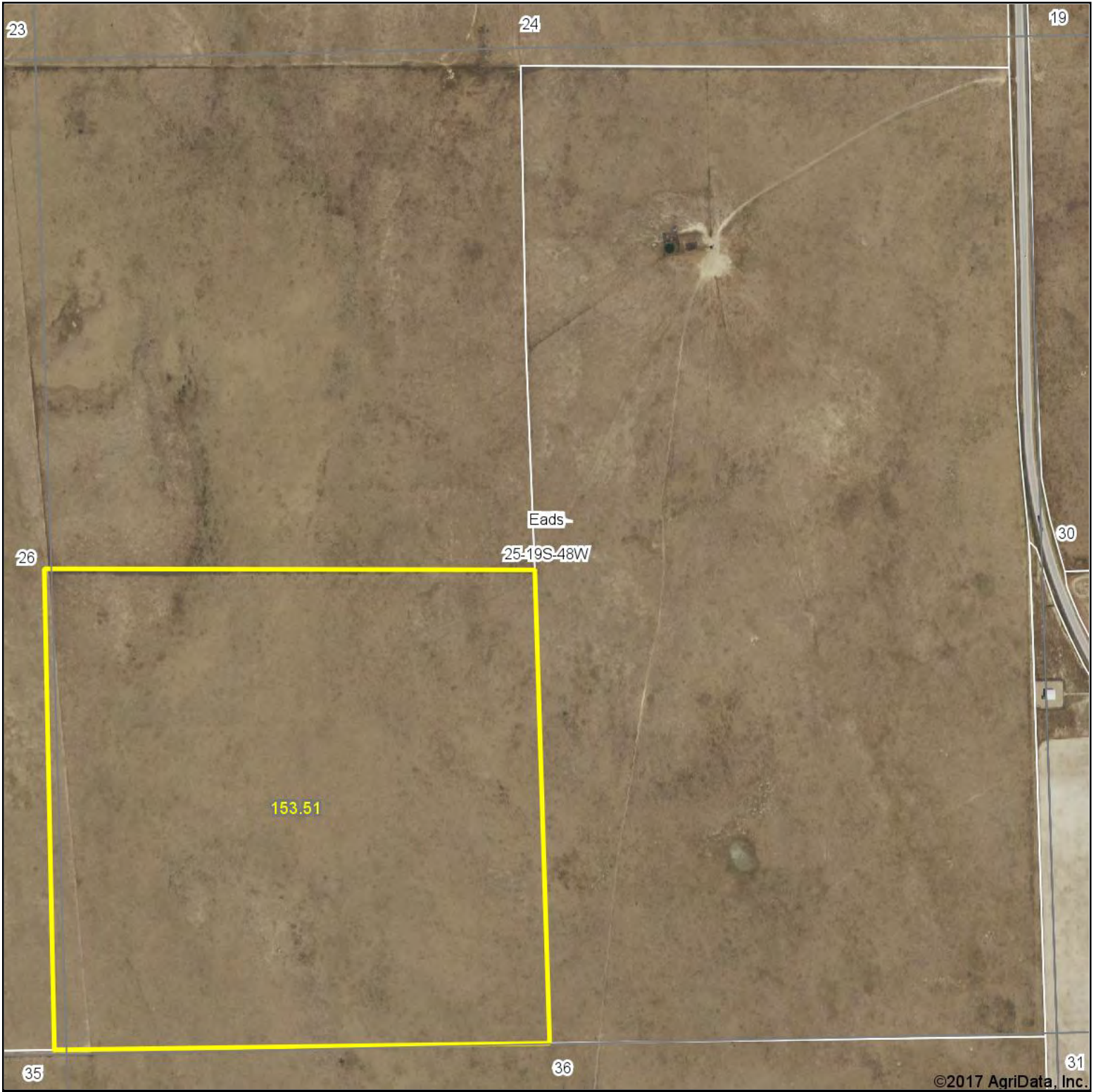
Area Symbol: CO061, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Millet	Sunflowers	Corn
44	Wilid silt loam, 0 to 3 percent slopes	2902.79	45.4%		IVc	IIIe			
50	Fort loam, 0 to 3 percent slopes	1065.70	16.7%		IVc	IIIe			
43	Olney sandy loam, 0 to 3 percent slopes	1051.71	16.5%		IVc	IIIe	2	63	4
24	Manzanola silty clay loam, saline, 0 to 2 percent slopes	350.25	5.5%		IVc	IIIe			
45	Vonid sandy loam, 0 to 5 percent slopes	249.88	3.9%		IVc	IIIe			
40	Vonid-Fort sandy loams, 1 to 9 percent slopes	211.89	3.3%		VIe	IVe			
51	Fort sandy loam, 0 to 5 percent slopes	204.95	3.2%		IVe	IIe			
59	Manvel silt loam, warm, 0 to 3 percent slopes	200.19	3.1%		IVc	IIIe			
32	Singerton-Pultney complex, 1 to 10 percent slopes	95.01	1.5%		VIe				
31	Shingle clay loam, 2 to 10 percent slopes	29.03	0.5%		VIe				
42	Water	13.18	0.2%						
29	Playas	12.37	0.2%		VIw	VIw			
Weighted Average							0.3	10.4	0.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



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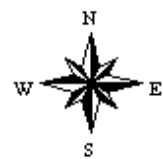
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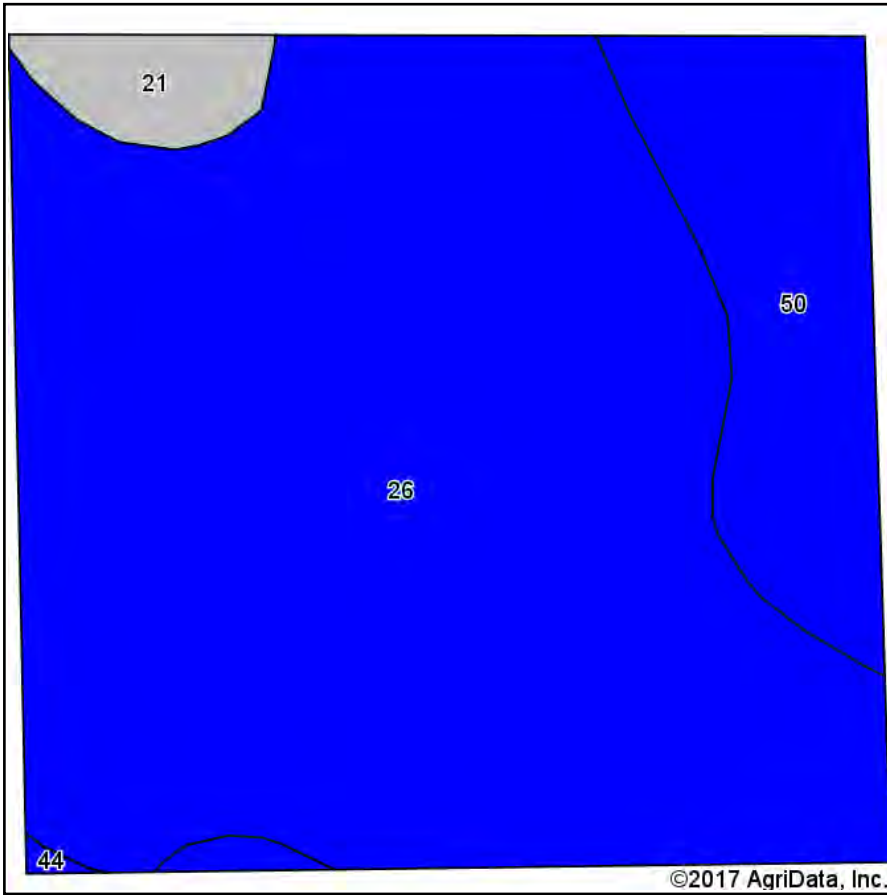
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25-19S-48W
Kiowa County
Colorado

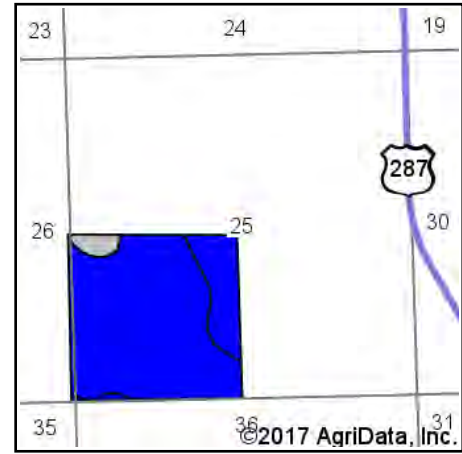


7/12/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Kiowa**
 Location: **25-19S-48W**
 Township: **Eads**
 Acres: **153.51**
 Date: **7/12/2017**



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Area Symbol: CO061, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Wheat	Wheat Irrigated	
26	Norka silt loam, 0 to 2 percent slopes	124.60	81.2%		IVe	Ile		22	60	
50	Fort loam, 0 to 3 percent slopes	23.64	15.4%		IVc	IIle				
21	Kim-Harvey-Stoneham loams, 1 to 3 percent slopes	4.98	3.2%		VIe	Ile	85	15	48	
44	Willid silt loam, 0 to 3 percent slopes	0.29	0.2%		IVc	IIle				
Weighted Average								2.8	18.3	50.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.