

319± Acres CRP Lincoln County, CO

Exclusively Listed by The Land Office LLC

\$334,950.00

2016 Property Tax \$1,020.88

Seller's mineral interest, if any, shall transfer to Buyer. Possession immediate upon closing. No improvements.

CRP Contract	Contract Acres	\$ per Acre	Annual Payment	Contract Period
10309	313.9	\$34.75	\$10,908.00	10/01/2013 to 09/30/2023

Legal: S2 Section 13, Township 9 South, Range 52 West of the 6th P.M., Lincoln County, Colorado

Directions: 6 miles west of Flagler

0274

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.

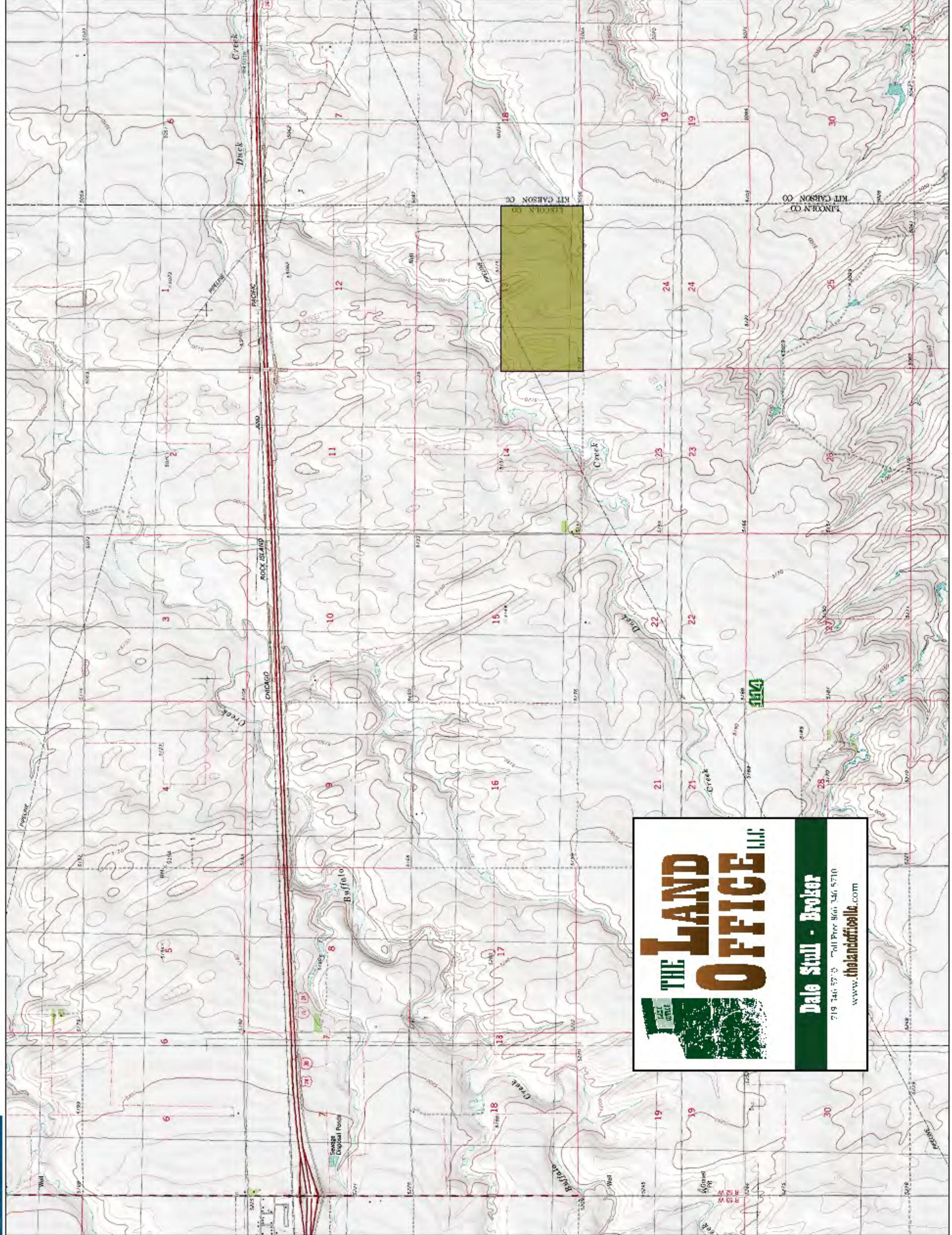


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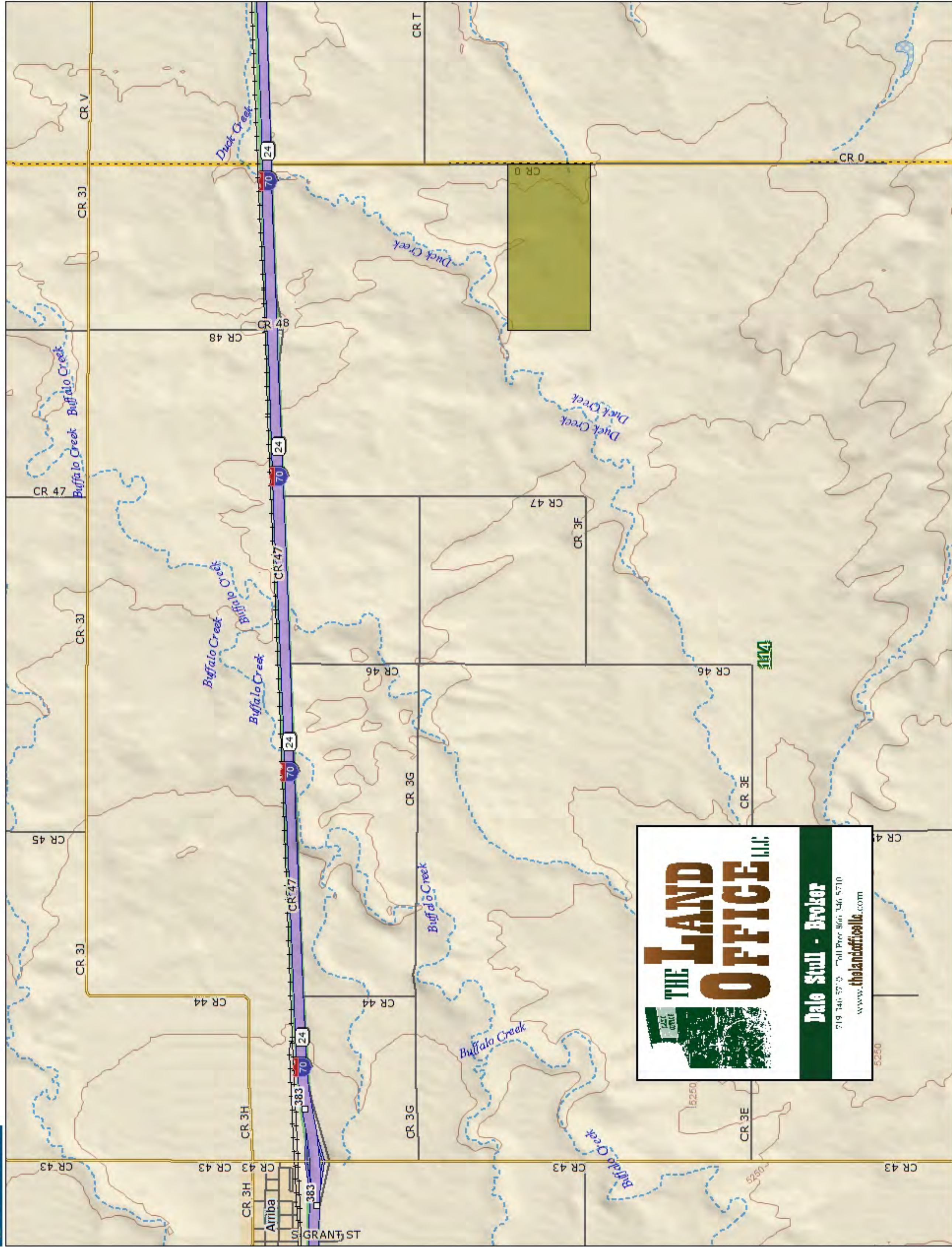
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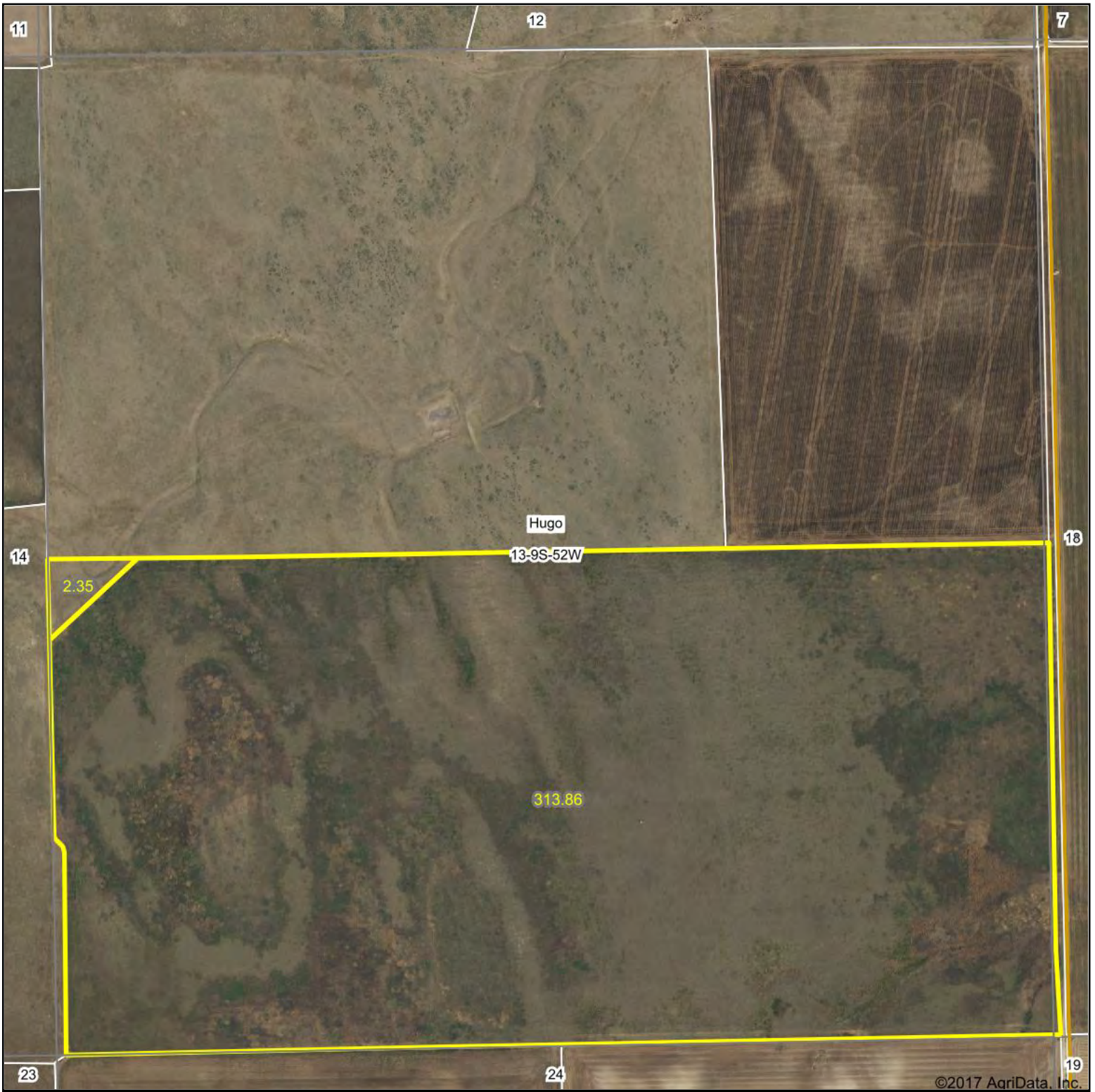
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Data Zoom 12-0

Aerial Map



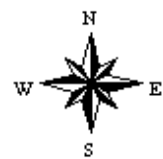
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map center: 39° 15' 57.63, -103° 9' 53

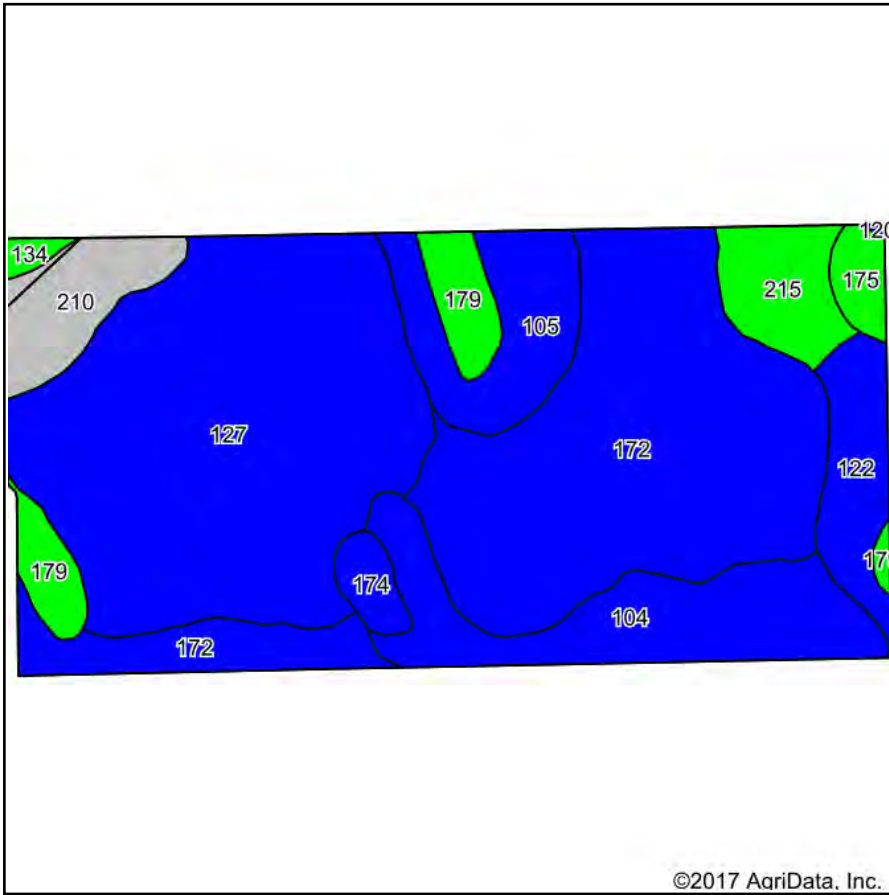


13-9S-52W
Lincoln County
Colorado

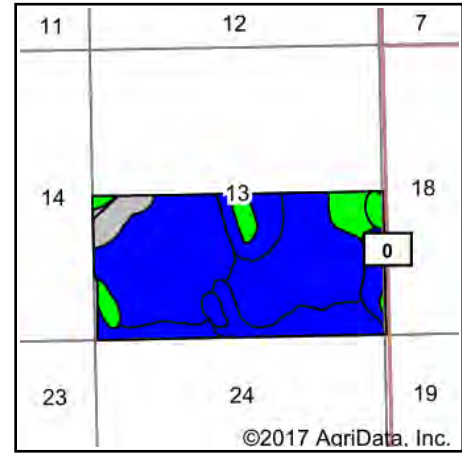


10/12/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Lincoln**
 Location: **13-9S-52W**
 Township: **Hugo**
 Acres: **316.21**
 Date: **10/12/2017**



Maps Provided By:



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Area Symbol: CO073, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Millet	Wheat	Wheat Irrigated
127	Fort Collins-Platner loams, 1 to 5 percent slopes	103.09	32.6%		IVe			25	25	
172	Platner loam, 0 to 3 percent slopes	99.31	31.4%		IVs	IIIc				
104	Ascalon sandy loam, 3 to 5 percent slopes	32.48	10.3%		IVc	IIIe				
105	Ascalon sandy loam, 5 to 9 percent slopes	19.89	6.3%		IVc	IVe				
122	Colby-Weld silt loams, 1 to 5 percent slopes	13.61	4.3%		IVe			25	25	
210	Wages loam, 6 to 12 percent slopes	13.03	4.1%		VIe					
179	Sampson loam, 0 to 2 percent slopes, rarely flooded	12.58	4.0%		IIIc			30	28	
215	Wiley silt loam, 0 to 3 percent slopes	12.00	3.8%		IIIe		145	27	30	70
175	Rago silt loam, 0 to 2 percent slopes, rarely flooded	4.29	1.4%		IIIc			30	32	
174	Pleasant loam, 0 to 1 percent slopes, rarely ponded	4.23	1.3%		IVw			25	25	
134	Haverson loam, 0 to 3 percent slopes, rarely flooded	1.56	0.5%		IIIe			30	25	
120	Colby silt loam, 0 to 3 percent slopes	0.14	0.0%		IVc	IIIe				
Weighted Average							5.5	12.3	12.4	2.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.