

FOR SALE

PRICE REDUCED

460 +/- ACRES

FEEDLOT & CROPLAND

B3014

KIT CARSON COUNTY, COLORADO



LOCATION: From Burlington, CO take Hwy 385 North out of town for 1.5 miles to CR X. The feedlot will be on the East side of the road.

LEGAL: T8 South, R43 West, Section 19: All Is 2 trs

ACREAGE: 61 +/- feedlot acres & 399 +/- cropland acres (survey will determine the correct acreage)

IMPROVEMENTS:

- ◆ 1 1/2 Story House: 4 bedrooms, 1 bath, 1682 sq.ft Main Floor & 612 sq.ft finished basement
- ◆ Enclosed Porch: 546 sq.ft.
- ◆ Office/Commercial Building: 438 sq.ft.
- ◆ Steel Building: 40 x 80
- ◆ Utility Building: 24 x 36
- ◆ Utility Building: 20 x 20

- ◆ Storage Bins: 4-30' Bins w/ 2 1100 bushels bins
- ◆ Scales: 50 Ton
- ◆ Corral: 2 x 6
- ◆ Cattle Squeeze
- ◆ Quonset: 150 x 50
- ◆ Cattle Shed: 1080 sq.ft

WATER RIGHTS: 1 domestic wells & 2 commercial wells; #222918, #222919 & #222920

EQUIPMENT: Sprinkler

TAXES: 2016 Taxes—\$5,426.02—Taxes for 2016 will be paid by the Seller, 2017 taxes will be prorated to the date of closing.

PRICE: \$1,500,000.00



Colorado Land
Investments I, LLC

Larry J. Hostetler—Managing Broker—719-346-8661 (O)
Breck Vassios—Listing Broker—719-349-1785 (C)

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FSA MAP

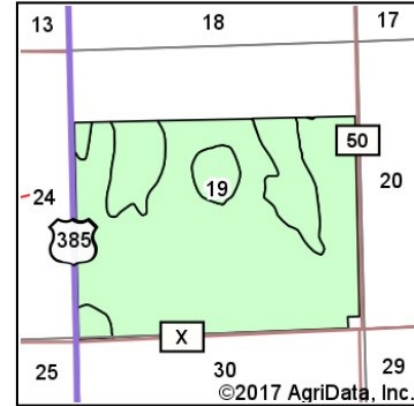
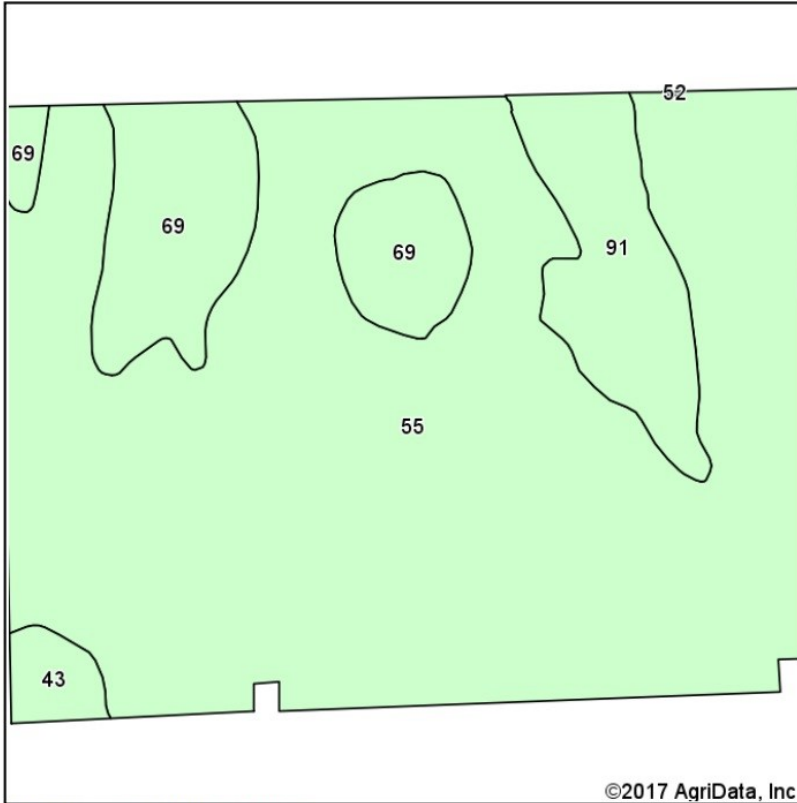


Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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SOIL MAP

Soils Map



State: **Colorado**
 County: **Kit Carson**
 Location: **19-8S-43W**
 Township: **Burlington**
 Acres: **464.48**
 Date: **6/9/2017**

Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: CO063, Soil Area Version: 12

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Dry pinto beans | Grain sorghum | Sunflowers | Wheat |
|-------------------------|---|--------|------------------|------------------|--------------|-----------------|---------------|-------------|------------|
| 55 | Norka-Colby silt loams, 3 to 5 percent slopes | 365.79 | 78.8% | IVe | IVe | | | | |
| 69 | Pleasant silty clay loam, 0 to 1 percent slopes | 53.62 | 11.5% | IVw | | | | | 25 |
| 91 | Wages loam, 2 to 6 percent slopes | 37.62 | 8.1% | IVe | IVe | 600 | 25 | 700 | 27 |
| 43 | Kuma-Keith silt loams, 0 to 2 percent slopes | 7.39 | 1.6% | IIc | Ile | 900 | 38 | 1000 | 38 |
| 52 | Norka silt loam, 0 to 3 percent slopes | 0.06 | 0.0% | IIIe | Ile | 800 | | 1000 | 35 |
| Weighted Average | | | | | | 63 | 2.6 | 72.7 | 5.7 |

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