

CROPS: Seller will retain 100% of all 2013 crops. Buyer will receive 100% of the 2014 wheat crop to be planted this fall, approximately 288 acres. See chart for cropland acres, FSA bases and yields.

FSA PAYMENTS: Seller will retain 100% of all FSA payments associated with the 2013 crop year. Buyer will receive 100% of all FSA payments, if any, associated with the 2014 crop year.

CSP INFORMATION: There are 30 acres in the SE/4 of 22-11-45 currently enrolled in the CSP program through 12/31/2015. FSA has advised that the acres are eligible for transfer into a new CSP contract for the remainder of the original contract term **provided the Buyer meets all eligibility requirements**. Seller will retain the 2013 CSP payment that is due and payable on or about Oct 1, 2013, and Buyer will receive 100% of all future payments.

IRRIGATED CROP ACRES	DRYLAND CROP ACRES	IMPROVEMENTS, GRASS & BACKGROUNDING LOT, ROAD ACRES	CORN BASE/ YLD	WHEAT BASE/ YLD	OATS BASE/YLD
492.4	685.2	70.1+	440.1	513.0/25	3.0/25

WATER RIGHT INFORMATION

SECTION 22-11-43: There are 3 irrigation wells located on this section covered under the following WATER RIGHT FILE No.'s:

- #4730FP - permitted for 300AF at 650 GPM
- #3923FP - permitted for 400AF at 800 GPM
- #15156FP - permitted for 300AF at 700GPM

These three water rights have been commingled by the Colorado Division of Water Resources.

SECTION 23-11-45: There is one irrigation well located on this section covered under Water Right File #15463FP that is permitted for 625AF at 805GPM. **THE PLACE OF USE COVERS 250 ACRES ON THIS SECTION.**

DOMESTIC WELLS: There is a small capacity commercial well (3 HP submersible) with 57AF of appropriation plus 2 domestic wells located on the property that supply water to both houses and the feeding area.

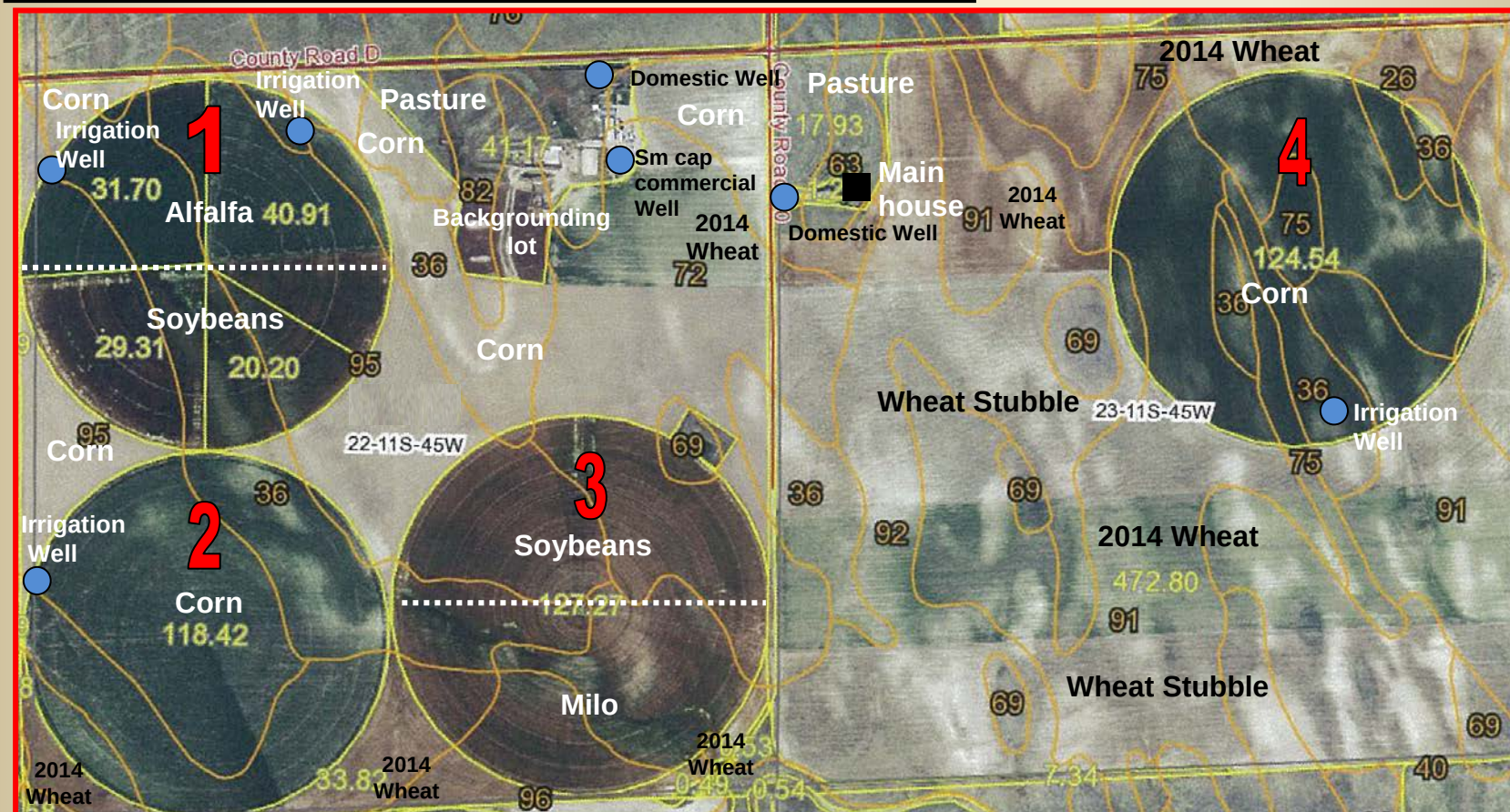


IRRIGATION EQUIPMENT

There are 4 irrigation sprinklers and 4 motors that are included in this sale:

- 1.'92 Valley nozzled at 350 GPM, w/Chevy V6 motor
- 2.'97 Valley nozzled at 375 GPM, w/Chevy V6 motor
- 3.'79 Olson w/complete Valley Conversion nozzled at 375 GPM, w/Chevy 350 motor
- 4.'86 Valley nozzle at 425 GPM, w/ Chevy 350 motor

All 4 systems have 5' spacing w/LEPA drops.



PRICE: \$6,000,000

HEADQUARTERS & BACKGROUNDING LOT



40'x100' HEATED SHOP



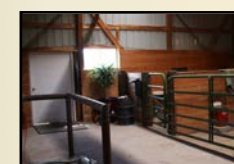
60'x150' MACHINE SHED



50'x100' MACHINE SHED



30'x40' HORSE BARN (heated)



What an opportunity –
here is your chance to purchase
2 contiguous sections

- 492.4 ac irrigated (4 sprinklers & 4 wells)
- 685.2 acres dryland
- Silos: 4000T w/1/2 concrete and 1500 T
- 3 large shop buildings (all with electricity)
- Heated horse barn
- Commodity shed (insulated)
- Modern ranch-style home
- 2nd home for guests or employees
- 999 head backgrounding lot w/guardrail fencing, waterers, 1248' concrete feed bunks and aprons.
- Working (Hi Qual) circular tub w/adjustable alley
- Covered hyd chute (recently rebuilt) w/vet shack
- 50,000 bushel grain storage facility, scale and scale house.
- 12,000 gal fuel tank & pump

Call NEAL MANN for a tour today at 785-635-2102

75'X30' COMMODITY SHED (insulated)



CIRCULAR TUB

SCALE HOUSE
70' SCALE - 120,000#



HYDRAULIC CHUTE



SILO



LOAD OUT CHUTE



VET SHACK



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