

# KIT CARSON COUNTY

## CRP & GRASS

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**Virgil George Broker/  
Owner**

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- **Which includes**
- 604.8 ac +/- Farm Land, 263.4 ac CRP, 341.45 ac grass, balance improvements roads and waste.
- Buyer shall be subject to tenant rights, LIFE ESTATE ON IMPROVMENTS.
- Buyer shall **receive proration of 2010 CRP payment**
- Seller reserves 50% of owned minerals for period of 20 years or until production ceases.
- 2008 Taxes \$832
- See additional pages for detail information.



**\$230,500**

**Section 7 -T10S-R47W**

**This farm located South of Vona, Colorado. Has very good water, native grass and CRP with easy access to county maintained roads. Improvements include stick built home subject to a life estate. South of highway 24 7 miles on road 25.**

*Notice\* Broker has gathered information from sources deemed reliable, although Broker makes no warranties expressed or implied. Broker shall be representing this property as Transaction Broker.*

View additional information and properties at [www.rockingxland.com](http://www.rockingxland.com)

CROP	BASE ACREAGE	DIRECT YIELD	CC YIELD
Wheat	9.3	25	25
Corn	0	0	0
Grain Sorghum	0	0	0
C.R.P.	263.4	C.R.P. \$27.62/ \$7,275/2012	0
Barley	0	0	0
Total Base Acres	9.3		



# MAP 45

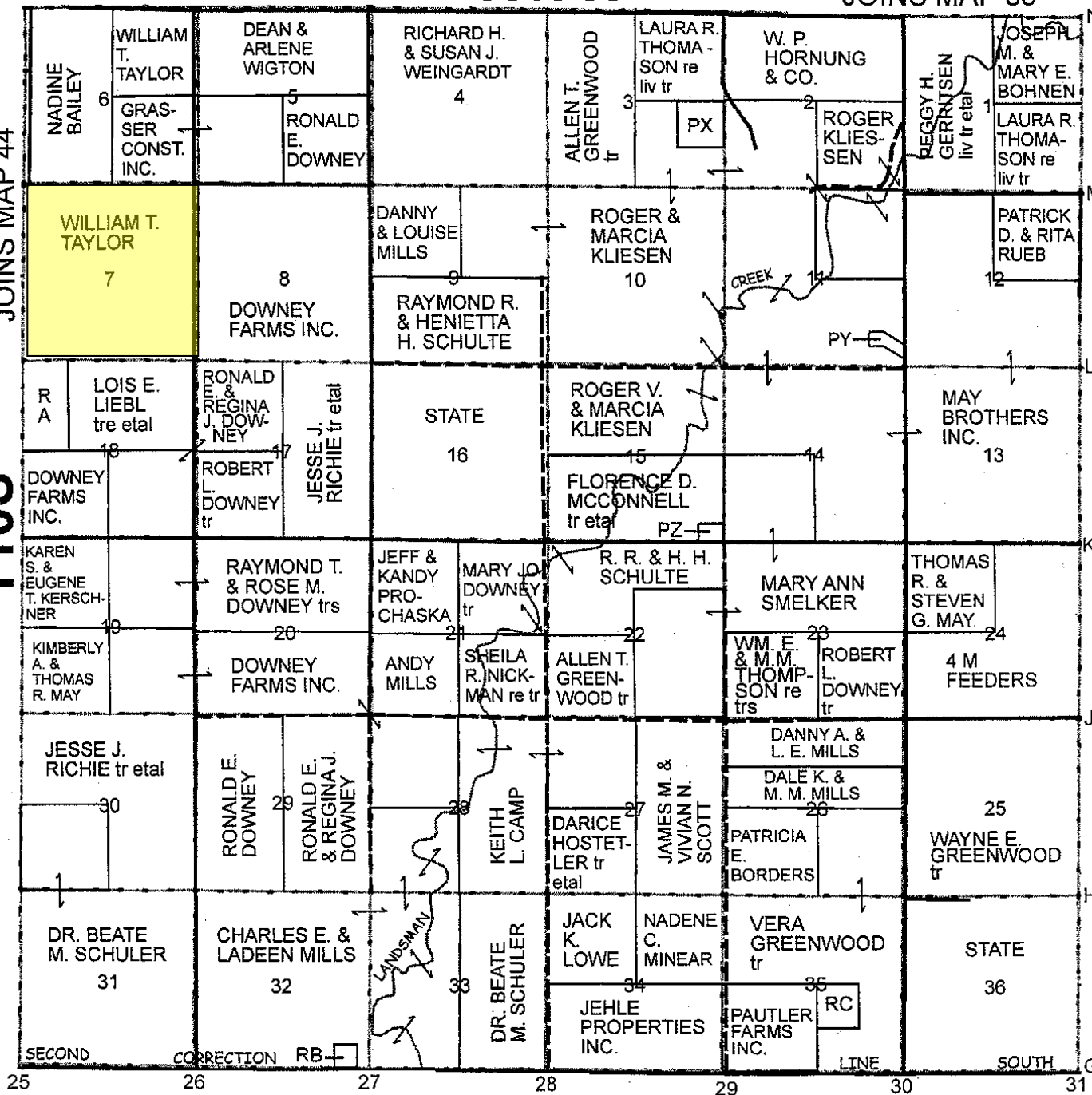
R47W

JOINS MAP 35

JOINS MAP 44

105

JOINS MAP 46



JOINS MAP 55