

4,570± Acres Dryland Arapahoe County, Colorado

Exclusively Listed by The Land Office LLC

\$5,369,750.00

2019 Property Tax \$10,323.43

No improvements. No developed water. Seller mineral interest, if any, shall transfer to Buyer. Seller believes he does not own any minerals.

Possession immediate upon closing.

Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
4485.66	4383.0	Wheat	PLC	1418.2	35
		Wheat	PLC	161.45	32
		Corn	ARC-CO	64.85	100
		Wheat	PLC	365.9	31
		Barley	PLC	.4	20

9 miles west of Last Chance or 21 miles east of Byers.

0294 *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.*



Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

Office 719-346-5710 · Cell 719-349-5710 · Fax 719-346-7410 · Toll Free 866-346-5710

Email: dalestull@thelandofficellc.com www.thelandofficellc.com

4,570± Acres Dryland Arapahoe County, Colorado

Legal:

Township 4 South, Range 57 West of the 6th P.M., Arapahoe County, CO

E2 Section 4

E2 Section 8

All Section 9

W2 Section 10

SE4 & W2 Section 27

SW4 & SE4 Section 28

That part of Section 31 lying east of the east line of the county road as established by deed recorded September 8, 1948 in Book 618 at Page 127

All Section 32

All Section 33

That portion of Section 34 described as follows: commencing at a point on the north line of said Section 34 which is 1080 feet west of the northeast corner of Section 34; thence south 1380 feet; thence south 48 degrees west, 1660 feet; thence south 15 degrees west, 425 feet; thence south 17 degrees east, 590 feet; thence south 62 degrees west, 530 feet; thence south 30 degrees west, 715 feet; thence south 75 degrees west, 900 feet; thence south 55 degrees west, 840 feet; thence south 83 degrees west, 360 feet to a point on the west line of Section 34 which is 140 feet north of the southwest corner of Section 34; thence north 5100 feet to the northwest corner of Section 34; thence east along the north line of Section 34, a distance 3870 feet to the point of beginning.

Township 5 South, Range 57 West of the 6th P.M., Arapahoe County, CO

N2 Section 5

That part of the north half of Section 6, lying east of the east line of the county road as established by deed recorded September 8, 1948 in Book 618 at Page 127.

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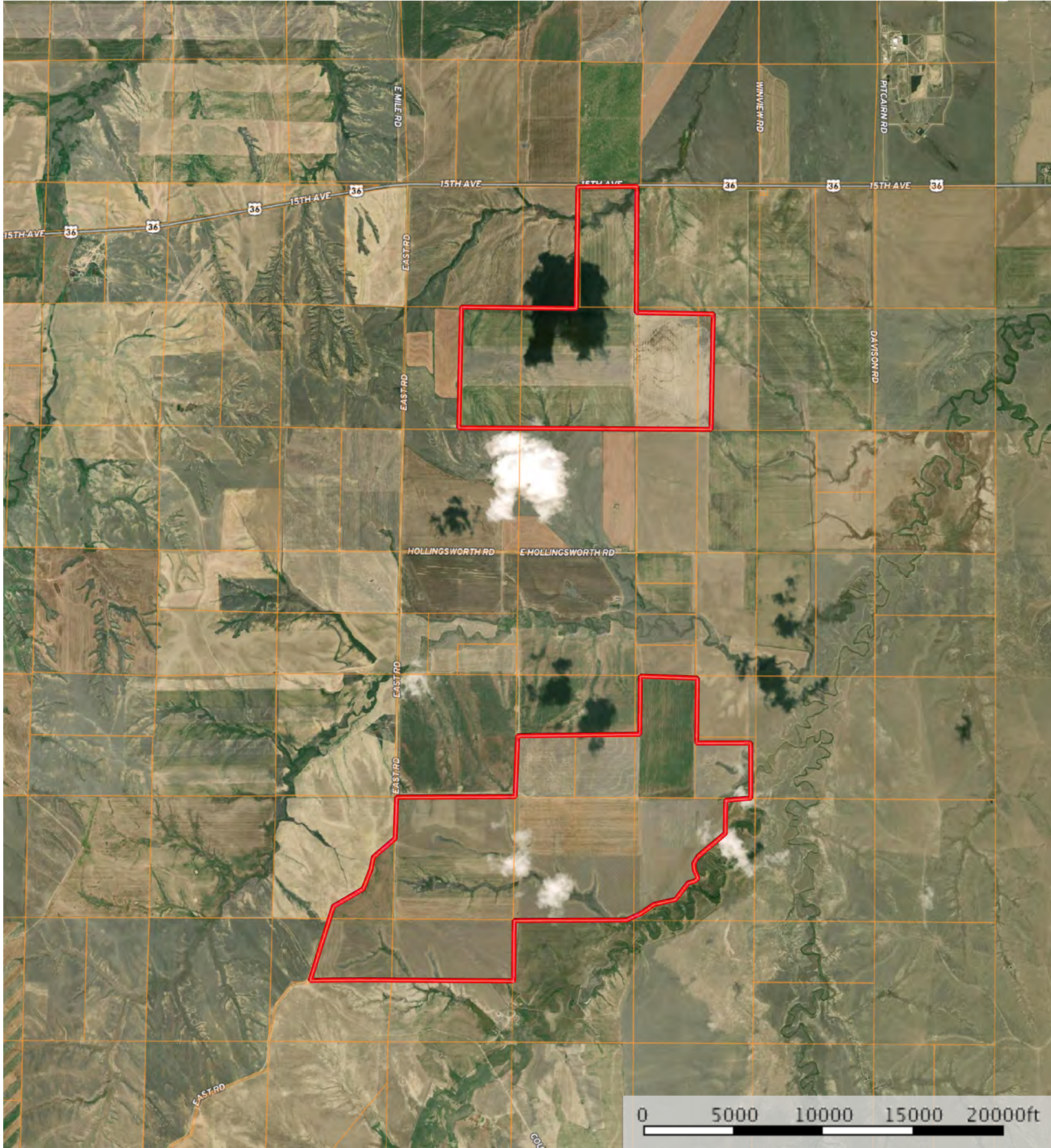


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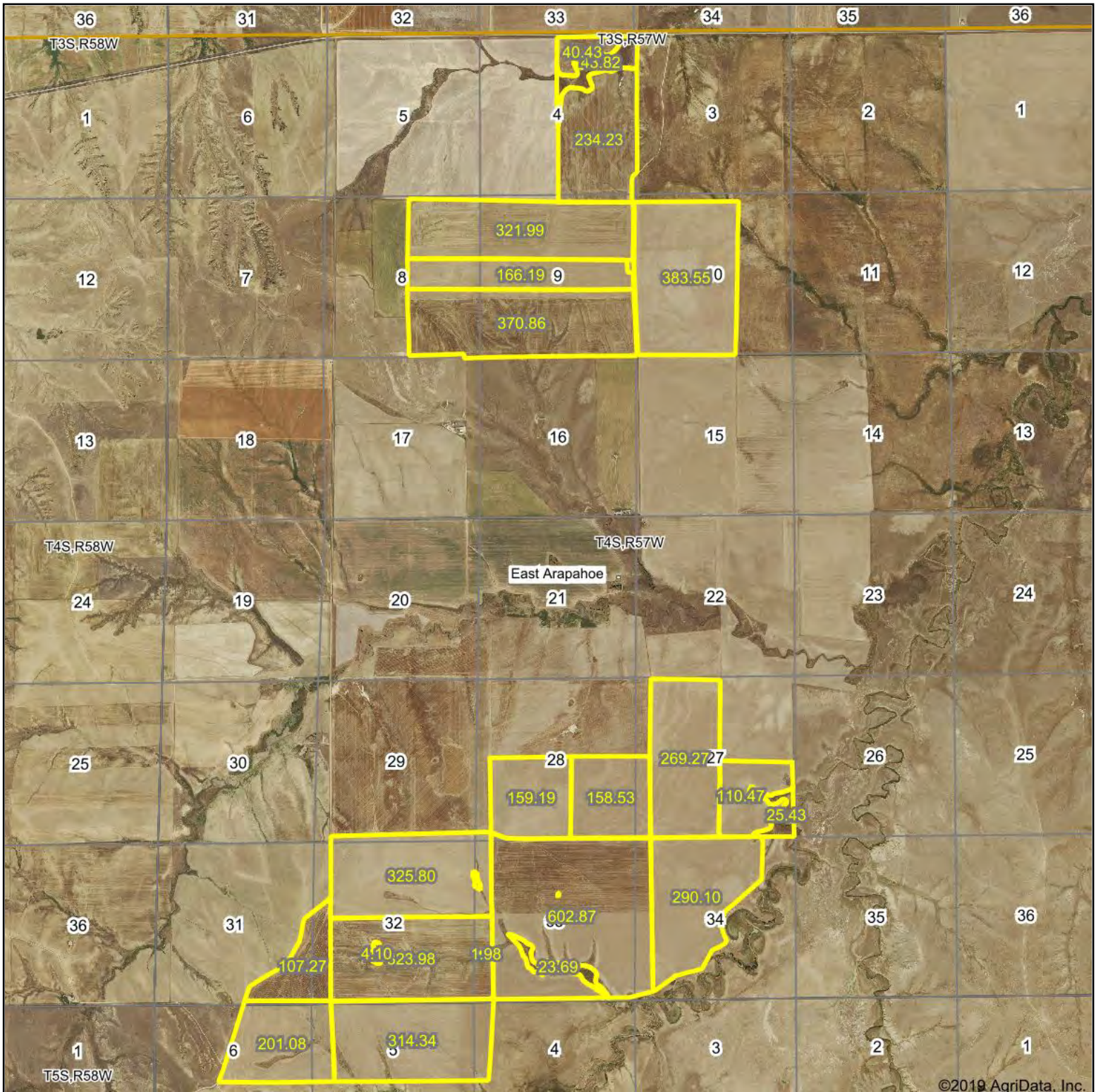
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 Boundary

Aerial Map

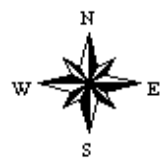


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Map Center: 39° 41' 37.58, -103° 46' 19.46

0ft 5082ft 10164ft

21-4S-57W
Arapahoe County
Colorado



3/9/2020

THE LAND OFFICE LLC

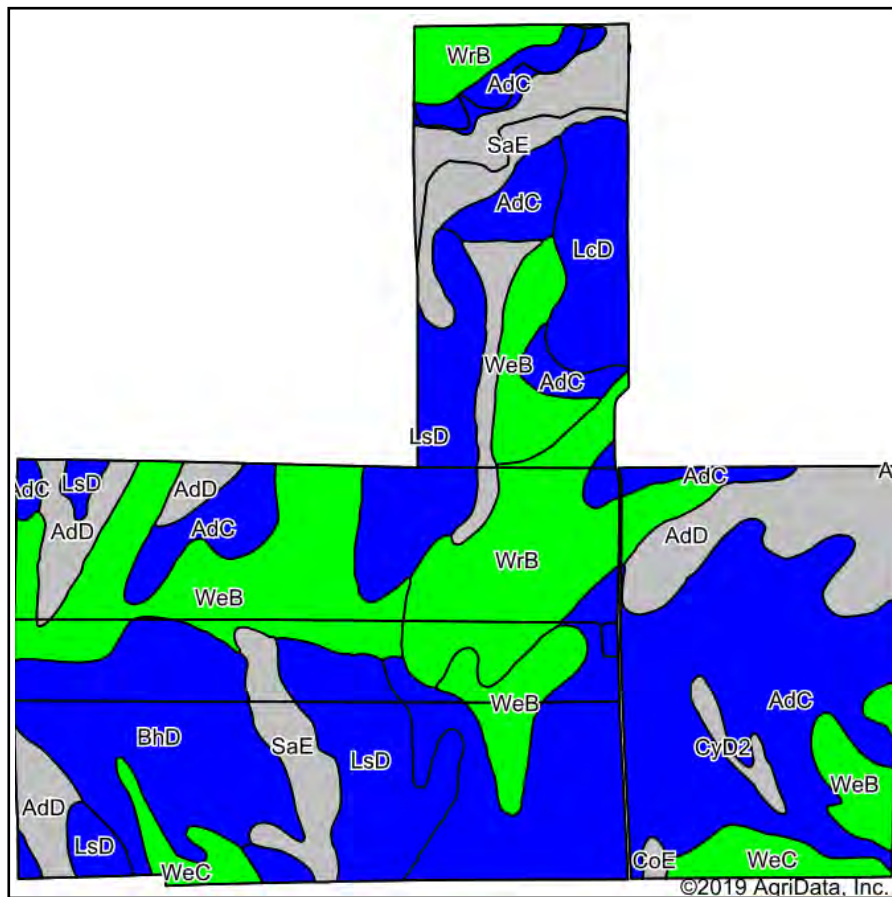
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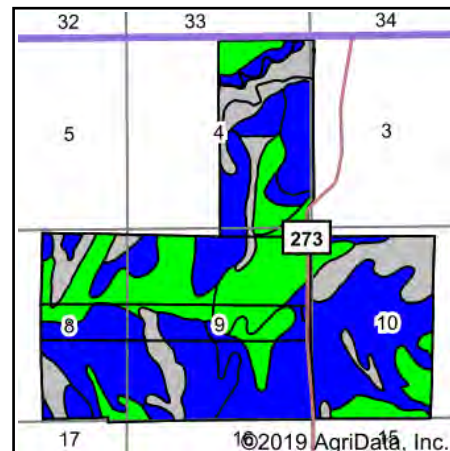
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Arapahoe**
 Location: **9-4S-57W**
 Township: **East Arapahoe**
 Acres: **1562.84**
 Date: **3/9/2020**

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Maps Provided By:

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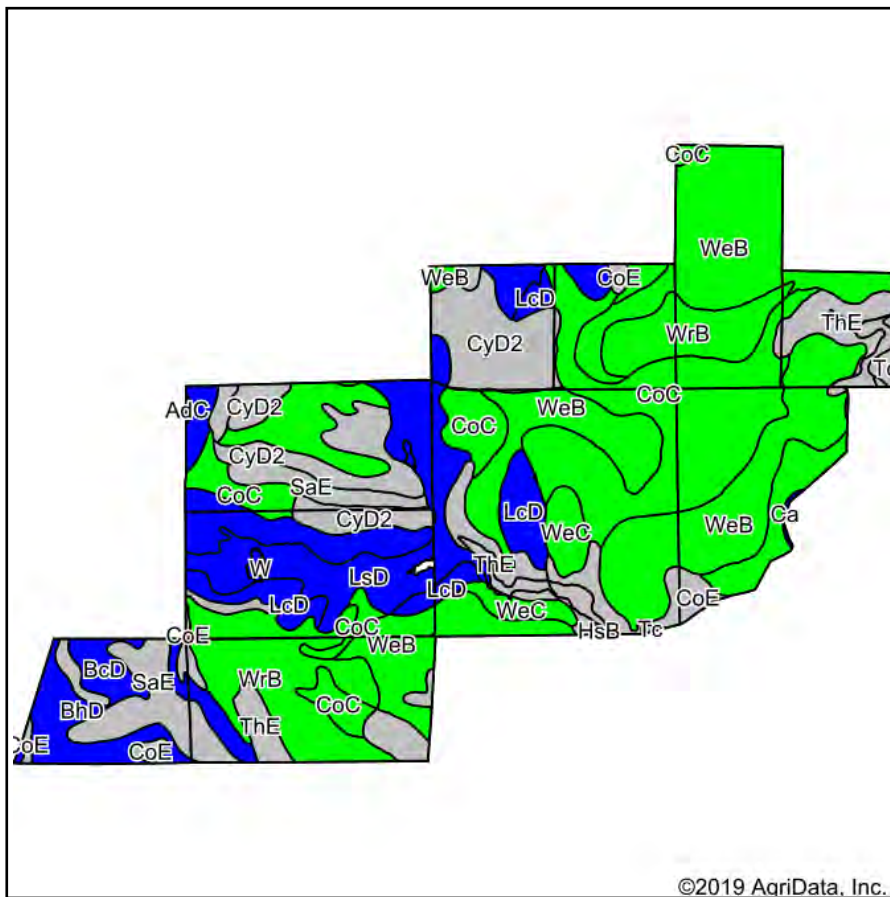
Area Symbol: CO005, Soil Area Version: 15									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat Irrigated	Wheat	*n NCCPI Soybeans
AdC	Adena-Colby silt loams, 1 to 5 percent slopes	447.92	28.7%		IVe				25
WeB	Weld silt loam, 0 to 3 percent slopes	245.89	15.7%		IIIc	Ile			48
LsD	Litle-Samsil, gypsum, silty clay loams, 3 to 9 percent slopes	187.44	12.0%		IVe				11
AdD	Adena-Colby silt loams, 5 to 9 percent slopes	158.72	10.2%		VIe				24
WrB	Weld-Deertrail silt loams, 0 to 3 percent slopes	152.40	9.8%		IIIc			18	31
BhD	Baca-Thedalund loams, 3 to 9 percent slopes	146.86	9.4%		IVe	IVe	40		26
SaE	Samsil clay, gypsum, 5 to 20 percent slopes	107.20	6.9%		VIe				6
LcD	Litle silty clay loam, 1 to 9 percent slopes	59.20	3.8%		IVe				14
WeC	Weld silt loam, 3 to 5 percent slopes	44.17	2.8%		IIIc			18	33
CyD2	Colby and Adena soils, 1 to 9 percent slopes, eroded	10.16	0.7%		VIe				22
CoE	Colby silt loam, 6 to 15 percent slopes	2.88	0.2%		VIe				47
Weighted Average							3.8	2.3	*n 26

*n: The aggregation method is "Weighted Average using major components"

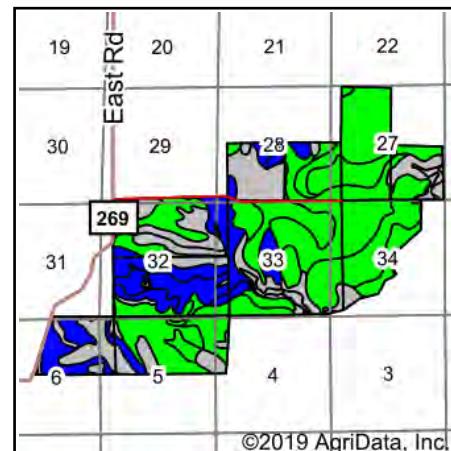
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Arapahoe**
 Location: **33-4S-57W**
 Township: **East Arapahoe**
 Acres: **2810.65**
 Date: **3/9/2020**

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Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO005. Soil Area Version: 15									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat	Wheat Irrigated	*n NCCPI Soybeans
WeB	Weld silt loam, 0 to 3 percent slopes	682.92	24.3%		IIIc	Ile			48
CoC	Colby silt loam, 1 to 5 percent slopes	567.58	20.2%		IIIc		15		28
WrB	Weld-Deertrail silt loams, 0 to 3 percent slopes	271.36	9.7%		IIIc		18		31
LsD	Little-Samsil, gypsum, silty clay loams, 3 to 9 percent slopes	253.94	9.0%		IVe				11
CyD2	Colby and Adena soils, 1 to 9 percent slopes, eroded	239.40	8.5%		VIe				22
LcD	Little silty clay loam, 1 to 9 percent slopes	181.75	6.5%		IVe				14
CoE	Colby silt loam, 6 to 15 percent slopes	148.76	5.3%		VIe				47
ThE	Thedalund clay loam, 9 to 20 percent slopes	135.23	4.8%		VIe				11
SaE	Samsil clay, gypsum, 5 to 20 percent slopes	120.65	4.3%		VIe				6
BhD	Baca-Thedalund loams, 3 to 9 percent slopes	70.87	2.5%		IVe	IVe		40	26
WeC	Weld silt loam, 3 to 5 percent slopes	64.32	2.3%		IIIc		18		33
BcD	Baca loam, 5 to 9 percent slopes	57.38	2.0%		IVe	IVe		40	36
Tc	Terrace escarpments	9.96	0.4%		VIIIs				0
Ca	Clayey alluvial land	1.93	0.1%		IVw	IIIw			0
W	Water	1.90	0.1%						0
AdC	Adena-Colby silt loams, 1 to 5 percent slopes	1.11	0.0%		IVe				25
Lv	Loamy alluvial land	0.85	0.0%		VIw	IIw			0
HsB	Heldt clay, saline, 0 to 3 percent slopes	0.74	0.0%		VIIs				10
Weighted Average							5.2	1.8	*n 29.5

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.