

1284± Acres CRP Kiowa County, CO

Exclusively Listed by The Land Office LLC

\$770,400.00

Farmland Acres	Cropland Acres	Crop	CCC-505 CRP Reduction Base
1248.49	1229.23	Wheat	125.6
		Gr. Sorghum	136.1

CRP contract	Contract Acres	\$ Per Acre	Annual Payment	Contract Expiration
10221A	300.7	\$25.31	\$7,611.00	9/30/2022
10214B	315.8	\$26.88	\$8,489.00	9/30/2022
11170	292.75	\$13.01	\$3,809.00	9/30/2030
10217B	317.04	\$24.82	\$7,869.00	9/30/2022

Property Tax 2020 \$1,581.78. All Seller's mineral interest shall transfer to Buyer. Per Kiowa County assessor, Seller owns 100% minerals in S2 Sec 6 and W2 Sec 2, and 50% minerals in W2 Sec 3. No developed water. Possession immediate upon closing.

Legal: Township 20 South, Range 51 West of the 6th P.M., Kiowa County, CO
S2 Section 6

Township 20 South, Range 52 West of the 6th P.M., Kiowa County, CO
W2 Section 2; W2 Section 3; S2 Section 14

From Haswell, 7 miles south.

0333 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. 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.*

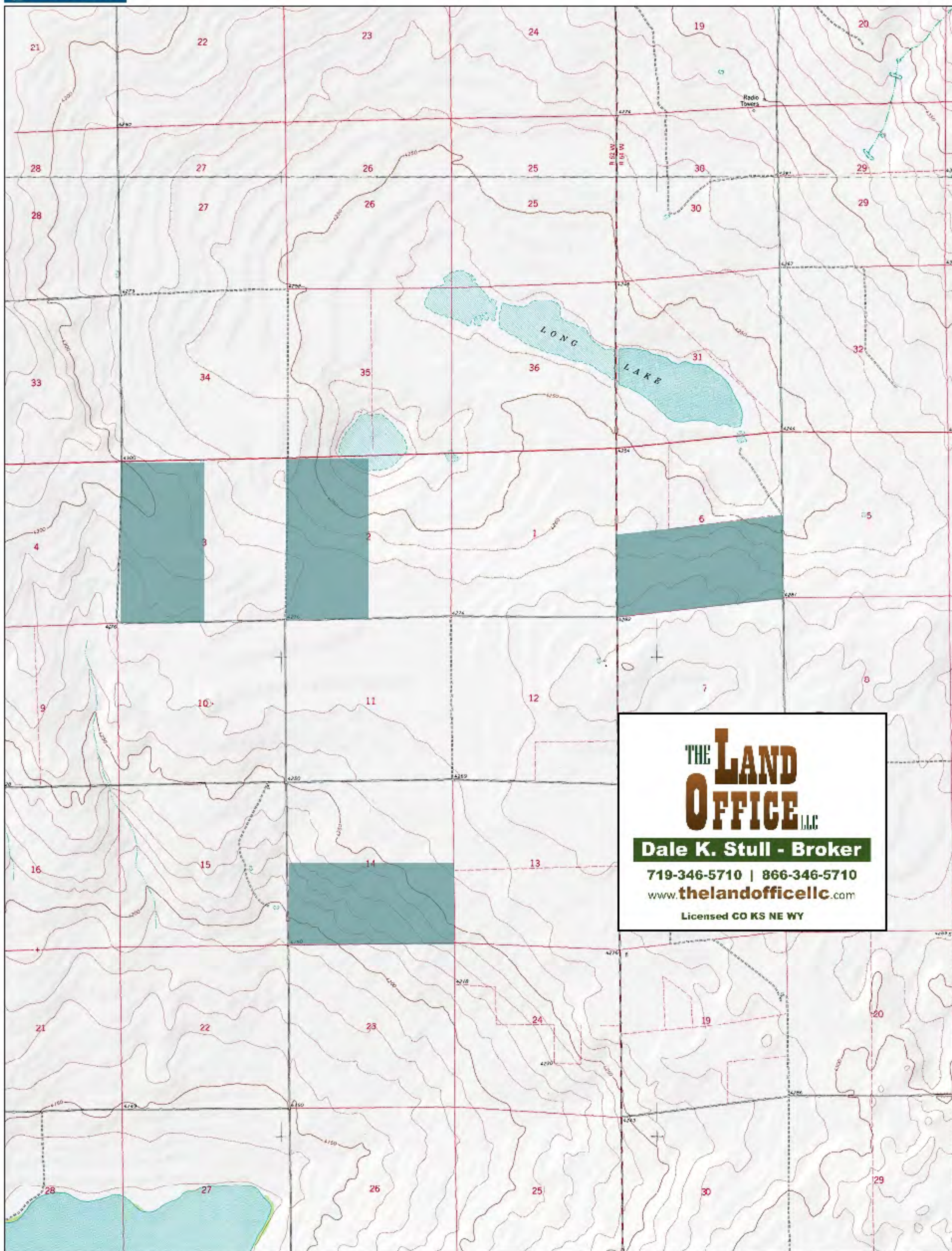


Dale K. Stull, Broker

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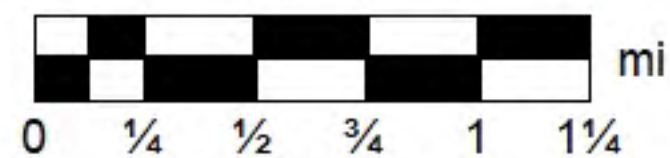
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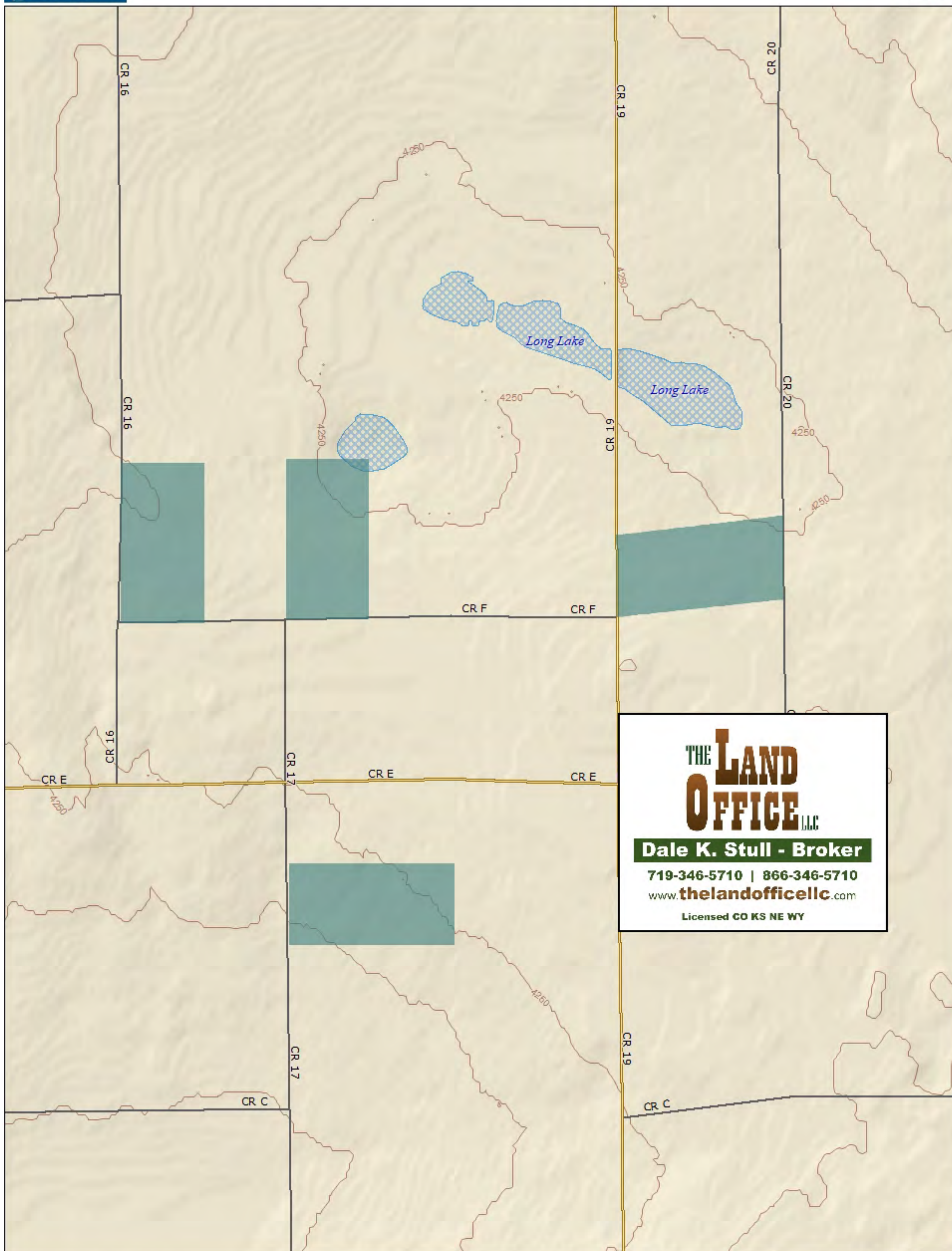
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MN (6.5° E)



Data Zoom 12-0

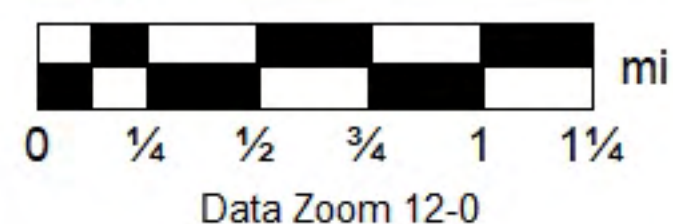


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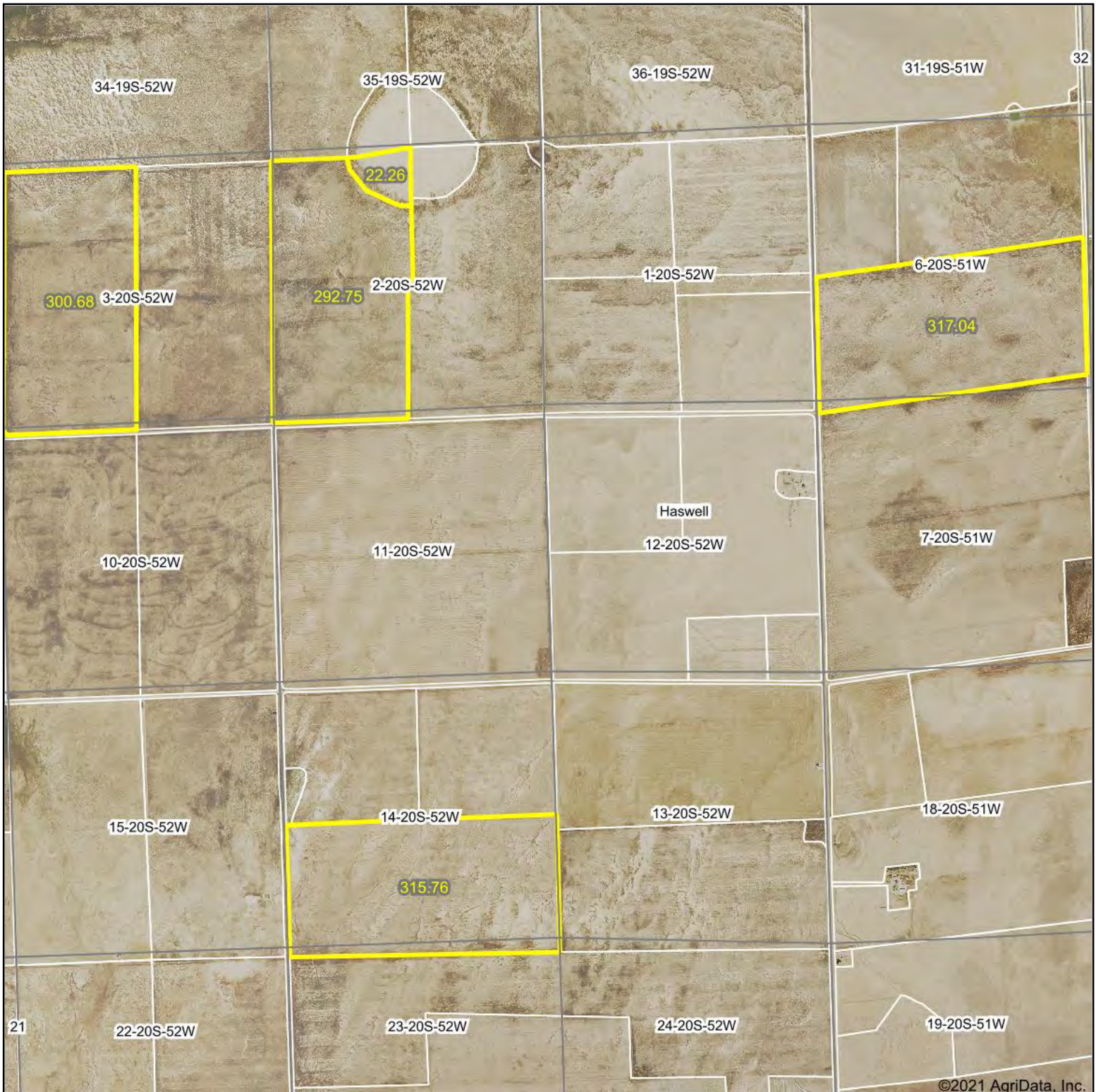
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Aerial Map



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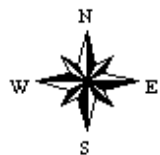
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Map Center: 38° 19' 47.27, -103° 11' 23.84

**12-20S-52W
Kiowa County
Colorado**

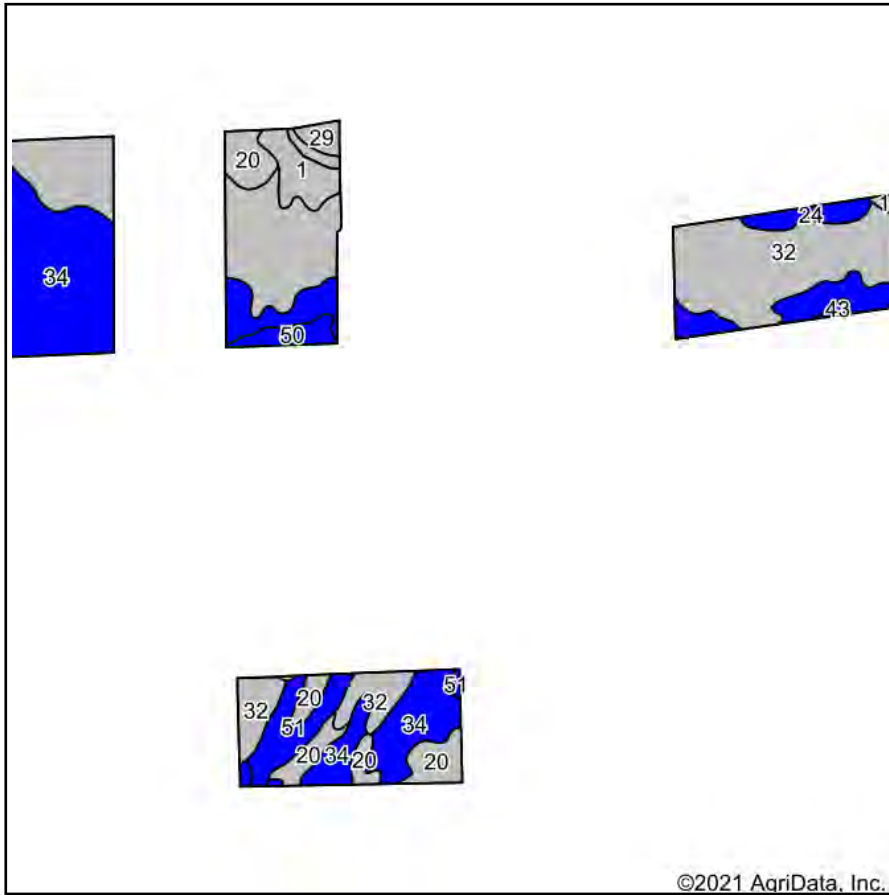
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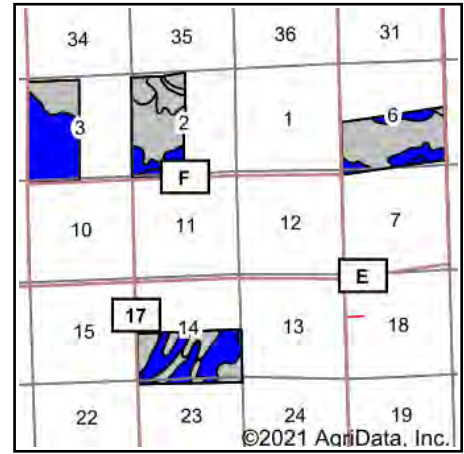
6/4/2021

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Kiowa**
 Location: **12-20S-52W**
 Township: **Haswell**
 Acres: **1248.49**
 Date: **6/4/2021**

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Area Symbol: CO061, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Wheat	Wheat Irrigated	*n NCCPI Soybeans
32	Singerton-Pultney complex, 1 to 10 percent slopes	521.56	41.8%		Vle					11
34	Stoneham-Kim loams, 0 to 2 percent slopes, eroded	375.99	30.1%		IVe	Ile		12	55	15
20	Kim-Harvey loams, 1 to 3 percent slopes	106.23	8.5%		Vle	Ile	85	15	48	24
50	Fort loam, 0 to 3 percent slopes	82.70	6.6%		IVc	IIle				18
51	Fort sandy loam, 0 to 5 percent slopes	59.79	4.8%		IVe	Ile				19
1	Absted clay, 0 to 1 percent slopes	55.78	4.5%		Vlls					3
24	Manzanola silty clay loam, saline, 0 to 2 percent slopes	27.69	2.2%		IVc	IIle				16
29	Playas	14.07	1.1%		VIw	VIw				
43	Olney sandy loam, 0 to 3 percent slopes	4.68	0.4%		IVc	IIle				16
Weighted Average								7.2	4.9	20.6
										*n 13.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.