

1 field, 36 acres in Alamosa County, CO

TOWNSHIP/SECTION 39N 10E - 21

COUNTY AVG(\$/AC.)

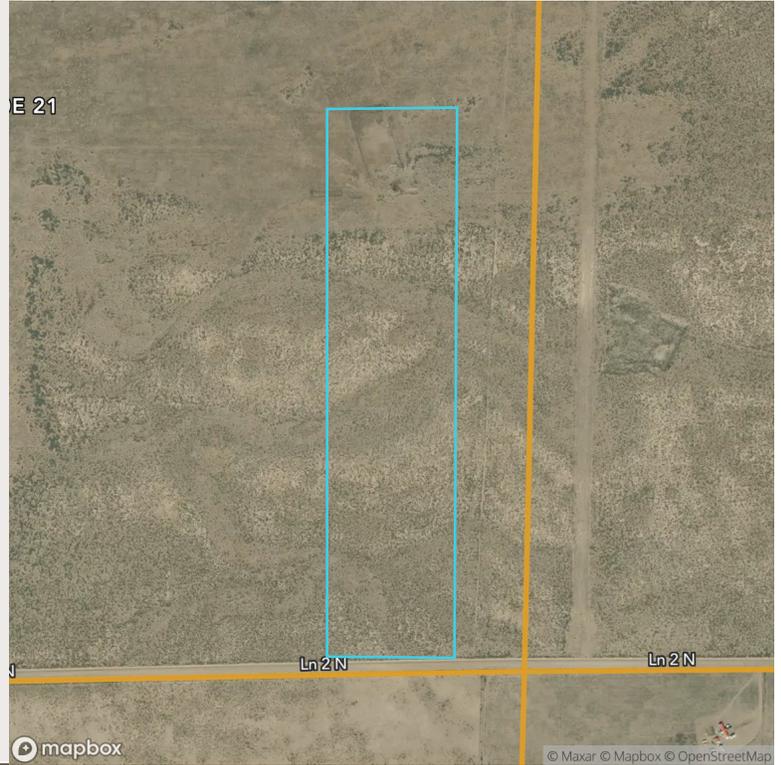
N/A

AVG NCCPI

4.1

COUNTY AVG

3.6



ECONOMIC ATTRIBUTES

Alamosa County is a high tax county.
This land is in a low livestock demand area.

PHYSICAL ATTRIBUTES

Annual Precipitation: 7.93 inches
Annual GDD: 1596

LAND USE

Land Use: Non-Cropland, Grass/Pasture,
Developed

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
	all	35.54	37.60754 -105.87710	0.76%	93% Shrubland, 6% Grass/Pasture, 2% Other	4.1	\$441	N/A

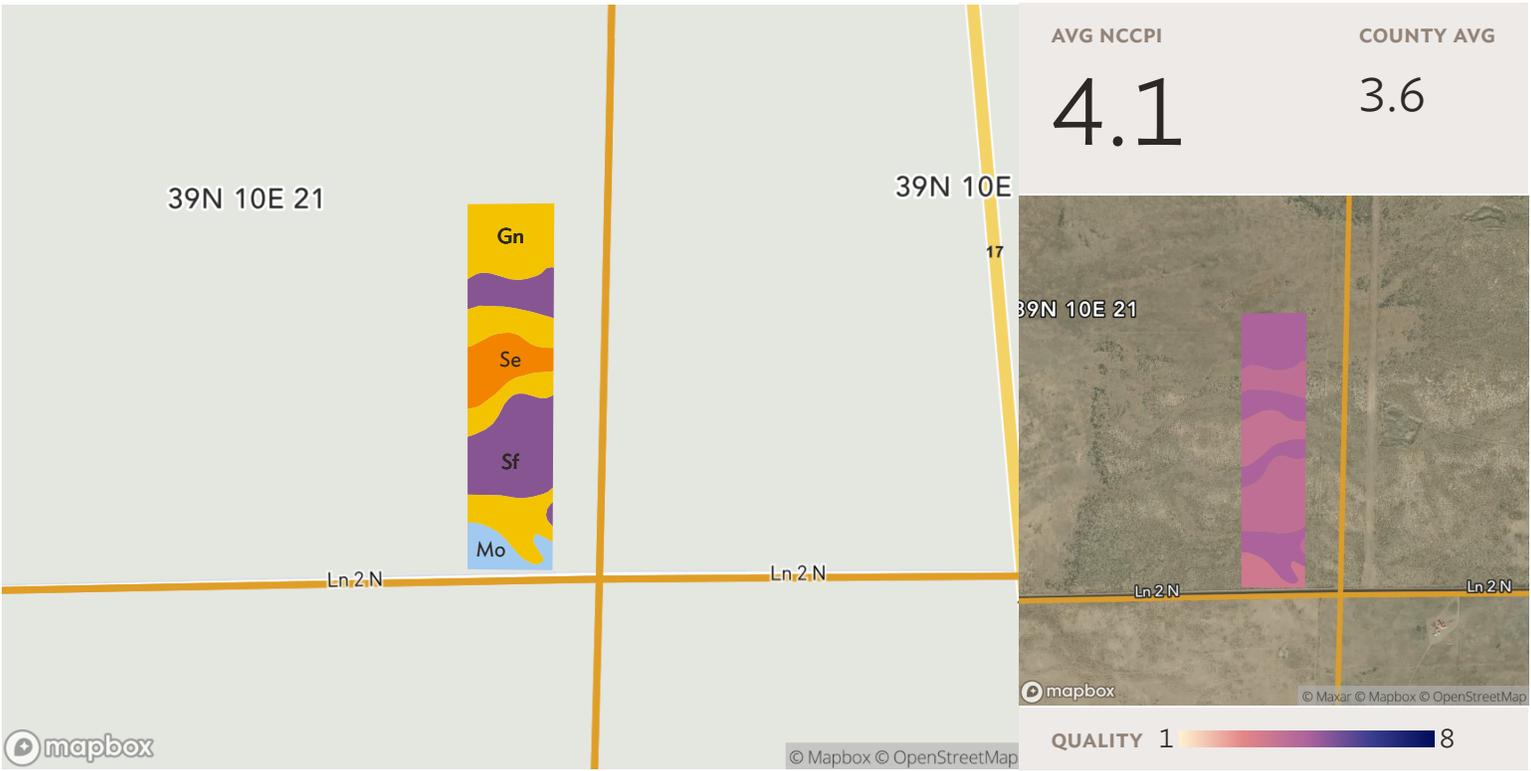
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	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Alamosa, CO	Alamosa, CO	Alamosa, CO	Alamosa, CO		Alamosa, CO
SALE PRICE	\$1,500	\$13,000	\$7,500	\$13,000	\$9,238	
\$/AC. PRICE	\$158/ac.	\$1,174/ac.	\$1,518/ac.	\$1,217/ac.	\$968/ac.	
SALE DATE	10/03/24	08/19/24	10/09/24	08/09/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Cash Purchase	Cash Purchase	Cash Purchase	Cash Purchase		
DISTANCE (MI)	0.63	1.73	1.91	1.67	1.49	
ACRES	9.47	11.07	4.94	10.68	9.04	35.54
TOP CROP	Shrubland	Shrubland	Shrubland	Shrubland		Shrubland
NCCPI	3.8	3.8	3.6	3.8	3.8	4.1
\$/NCCPI	\$41	\$311	\$422	\$322	\$259	
TILLABLE %	4.7%	2.0%	0.0%	0.0%	1.8%	0.0%

* Estimated Price Per Acre from AcreValue model.

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All fields

Source: NRCS Soil Survey

36 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Gn	Gunbarrel loamy sand, 0 to 1 percent slopes	16.42	46.2%	7	4.5
Sf	San Luis sandy loam, drained	11.80	33.2%	6	3.9
Se	San Luis sandy loam, 0 to 1 percent slopes	4.45	12.5%	6	3.7
Mo	Mosca loamy sand	2.87	8.1%	7	3.4
35.54					4.1

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All fields 36 ac.					
	2023	2022	2021	2020	2019
■ Shrubland	92.8%	-	-	-	-
■ Non-Cropland	-	90.8%	91.3%	91.2%	91.3%
■ Grass/Pasture	5.6%	8.7%	8.7%	8.8%	8.7%
■ Other	1.6%	0.5%	-	-	-

Source: NASS Cropland Data Layer - All Images from 2023

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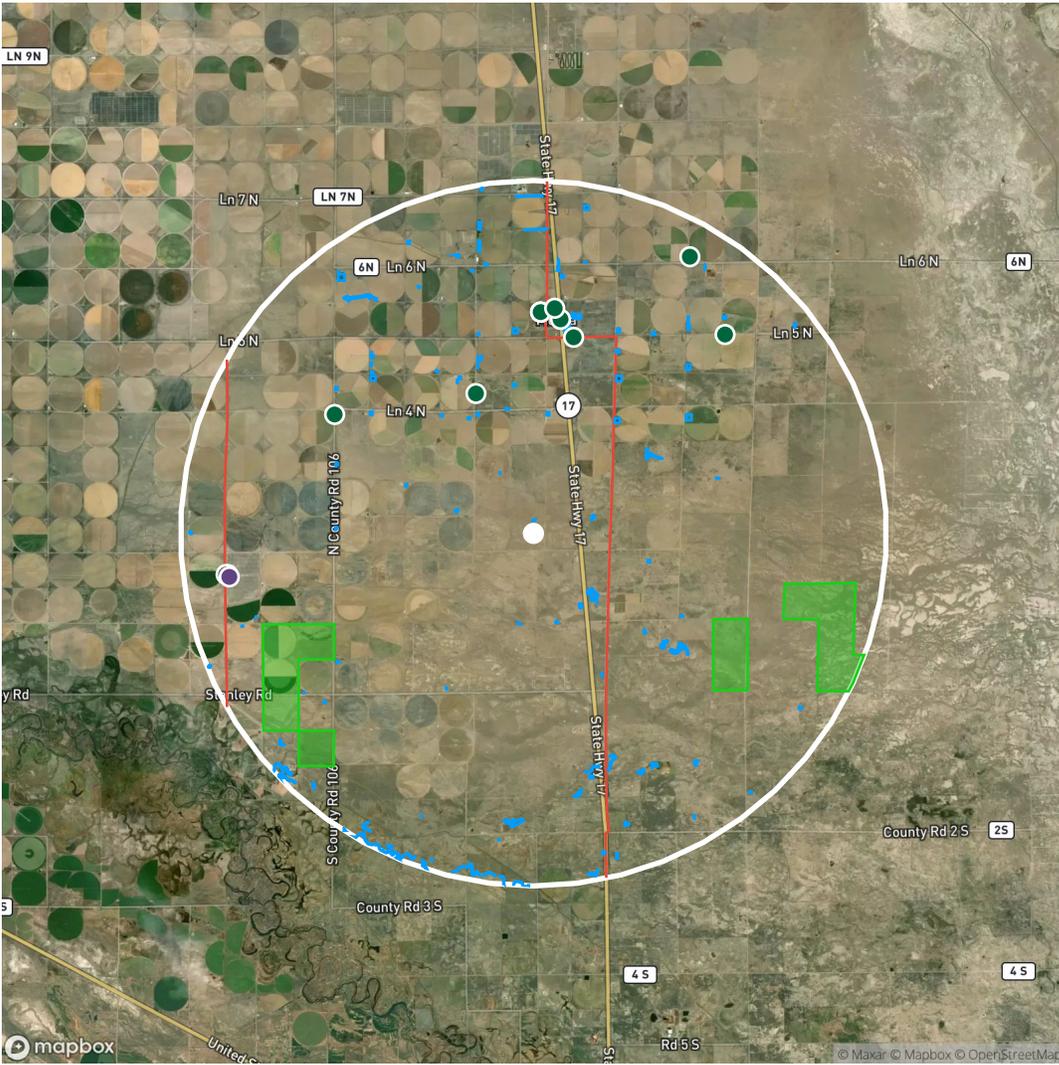
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Alamosa County, CO

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all	35.54	N/A	N/A	39N 10E - 21	BEIT JALA 3 LLC (07/31/2024)	N/A	



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Field 1 - 35.54 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	4.37
Substation	1	4.4
Solar Farm	1	4.36
Transmission Line	4	1.09
Water Bodies	148	0.17
Parks/Protected Areas	3	2.83
Organic Farm	10	2.15