

CREP and RRWCD Payments

640 Acres Enrolled

Kit Carson County, CO

Exclusively Listed by The Land Office LLC



**Will sell each quarter separately.
\$985,120.00 each**

Directions: From Stratton, 15 miles north on Hwy 57 (County Road 31) to County Road NN, then 1/2 mile west to southeast corner of SW4 Section 1.

2024 Property Tax:

\$3,325.52 S2 & NE Section 2
\$562.80 SW4 Section 1

Seller's mineral interest, if any, shall transfer to Buyer. Per the assessor: SW Sec 1-1/2 interest; S2 & NE Sec 2-100%. Possession immediate upon closing and delivery of deed. Livestock well permit 80762 located on SENE Sec 2. A 55,000-bushel grain bin located in the SE4NE4 Section 2 is excluded. Seller at Seller's expense will survey off the required acres with the bin. Base will transfer. Planted to grass. There is one remaining sprinkler on the property that does not belong to the Seller.

Legal:

Township 6 South, Range 47 West of the 6th P.M, Kit Carson County, Colorado

Section 1: SW4

Section 2: S2 and NE4

| FSA | | | | | |
|--------|--------|------|---------|-------|-------|
| Farm | Crop | | | | |
| Acres | Acres | Crop | Program | Base | Yield |
| 646.46 | 345.58 | Corn | ARC/PLC | 517.8 | 130 |

| Contract # | Contract Acres | \$ Per Acre | Annual Payment | Contract Period | Payments remaining |
|--------------------------------------|----------------|-------------|----------------------|-----------------------|--------------------|
| 11678A | 120 | \$ 178.00 | \$ 21,360.00 | 11/1/2022 - 9/30/2037 | 14 |
| 11677A | 360 | \$ 178.00 | \$ 64,080.00 | 11/1/2022 - 9/30/2037 | 14 |
| RRWCD CREP | 480 | \$ 35.00 | \$ 16,800.00 | | 14 |
| RRWCD CREP Supplemental SFFZ payment | 480 | \$ 411.00 | \$ 197,280.00 | | 4 |
| TOTAL PAYMENT FOR 640 ACRES | | | \$ 299,520.00 | | |

0363 *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.*

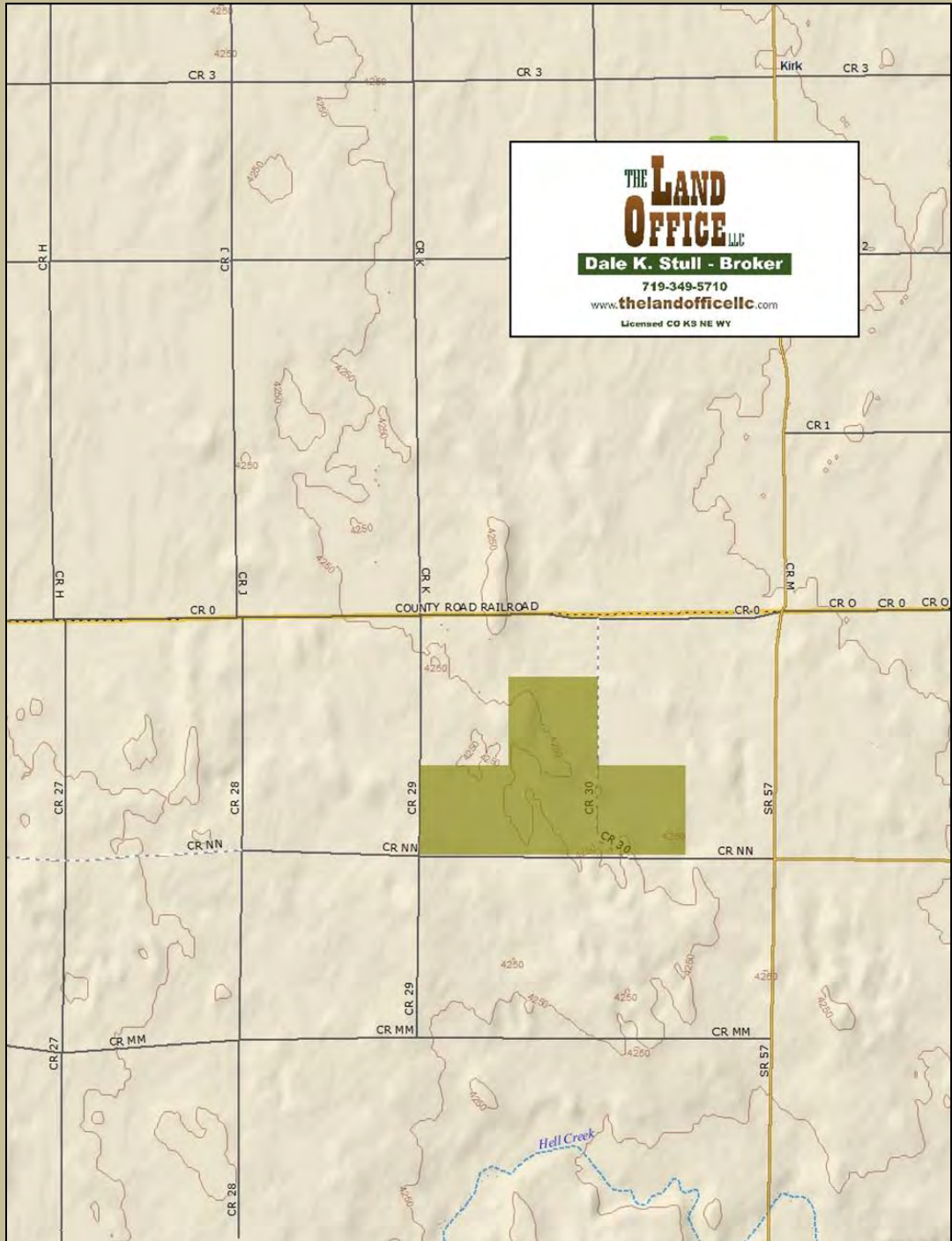


Dale K. Stull, Broker

1966 Rose Ave, Suite A • Burlington CO 80807

Cell 719-349-5710

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



THE LAND OFFICE LLC
Dale K. Stull - Broker
719-349-5710
www.thelandoffice.com
Licensed CO KS NE WY

0363 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.