

FOR SALE

1,115+/- ACRES CROPLAND & GRASS

KIT CARSON COUNTY, CO

LEGAL DESCRIPTIONS:
W/2 of 4-11-51 and
All of Section 5-11-51

LOCATION: From I-70 at Flagler, Colorado, go 12 miles South on Road 5 to Road G, then 2½ miles West to the NE corner of the property. **Signs will be posted!**

CROPS: Seller will retain 100% of the 2011 crops. Buyer will receive the landlord's 1/3rd share of all 2012 crops, and the 2013 wheat crop, if any.

FSA INFORMATION:

Cropland acres – 751.7
Grassland acres – 363.3+

	<u>BASE ACRES</u>	<u>DCP YIELD</u>
WHEAT	376.9	40
BARLEY	75.2	28

Seller will retain 100% of all FSA payments associated with the 2011 crop year. Buyer will receive the landlord's 1/3rd share of all FSA payments associated with the 2012 crop year, and the landlord's 1/3rd share of all FSA wheat payments associated with 2013.

POSSESSION: Date of closing, subject to a lease agreement thru harvest of the 2013 wheat crop.

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

REAL ESTATE TAXES: Seller will pay taxes for 2011 and prior years. (2010 Taxes = \$887.86)

PRICE: \$850,000



For a virtual tour visit
www.farmandranchrealty.com

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DONALD L. HAZLETT, Broker



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