

640± ACRES CROPLAND & GRASS FOR SALE KIT CARSON COUNTY, COLORADO

LEGAL DESCRIPTION: E/2 & SW/4 OF SECTION 15-8-51 and SE/4 OF SECTION 16-8-51

LOCATION: From the intersection of County Rd V and County Rd 4 at Flagler, CO, go 3 miles north to SE corner of property. **SIGNS WILL BE POSTED!!**

CROPS: Subject to the Tenant's rights through September 30, 2026.

FSA INFORMATION: CROPLAND ACRES: 542.05

GRASSLAND ACRES: 97.95±

	BASE ACRES	YIELD
WHEAT	126.54	42
CORN	138.90	127

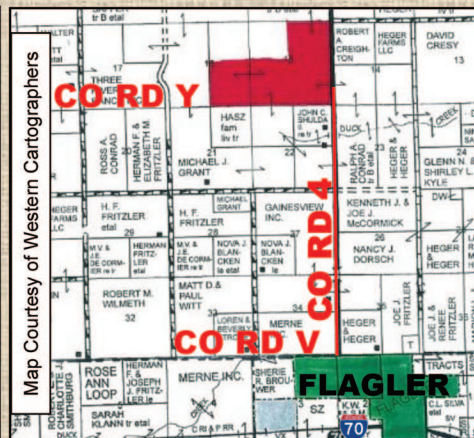
Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations.

POSSESSION: Subject to the Tenant's rights through September 30, 2026 or at closing if later than 9/30/2026.

MINERAL RIGHTS: All Seller's interest goes to the Buyer.

REAL ESTATE TAXES: 2026 taxes will be prorated to the date of closing. (2025 taxes = \$1,478.56)

PRICE: \$937,000



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