

# 987± Acres CRP El Paso County, Colorado



This property has been surveyed and staked for 35± acre lots.  
Property has excellent Pikes Peak and front range mountain views.  
Milne Road is elevated and well maintained.  
State lands (pasture) border west boundary.  
**Broker Owned**

**\$1,825,950.00      Cash**

11 miles east and 3 1/2 miles south of Fountain, CO.  
15 miles south east of Colorado Springs.

Seller's mineral rights, if any, shall transfer to Buyer.  
Electricity and telephone run along entire east side.

2010 Property Tax \$249.44

CRP Contract: 963.2 acres @ \$21.95 an acre with an annual payment of  
\$21,142.00. Contract expires 09/30/12.

Possession immediate upon closing.                      Zoning: A35

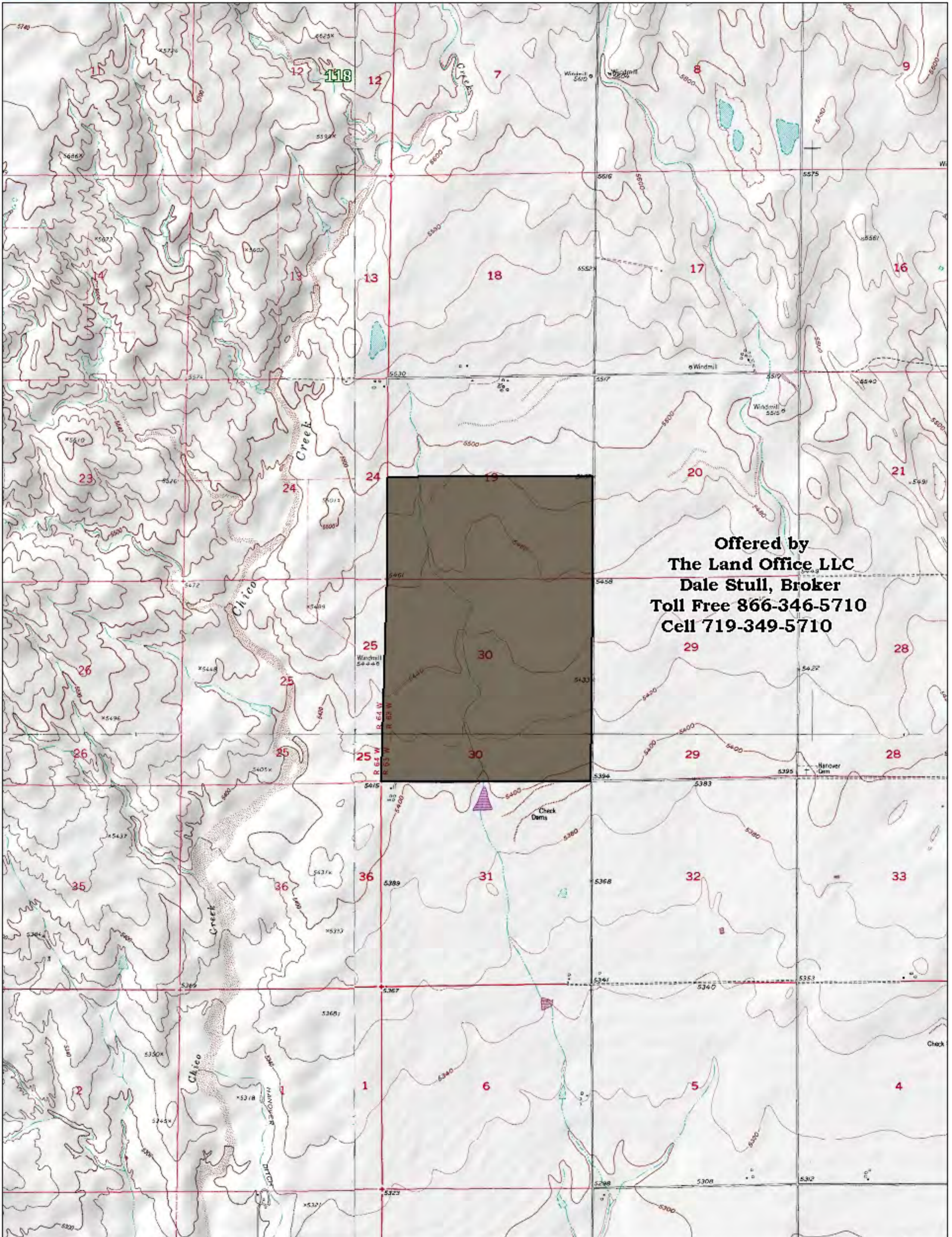
Legal: S2 Section 19, Township 16 South, Range 63 West of the 6<sup>th</sup> P.M.  
All Section 30, Township 16, South, Range 63 West of the 6<sup>th</sup> P.M.

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*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 Stull, Broker  
19483 County Road 40 • Bethune, CO 80805  
719-346-5710 • Cell: 719-349-5710 • Fax 719-346-5013 • Toll Free 866-346-5710  
Email: [dalestull@thelandofficellc.com](mailto:dalestull@thelandofficellc.com) <http://www.thelandofficellc.com>





**Offered by**  
**The Land Office LLC**  
**Dale Stull, Broker**  
**Toll Free 866-346-5710**  
**Cell 719-349-5710**

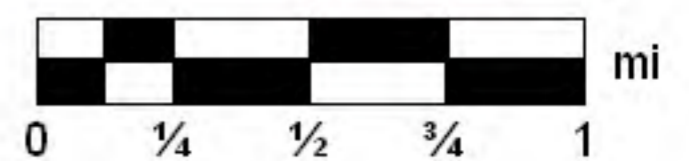
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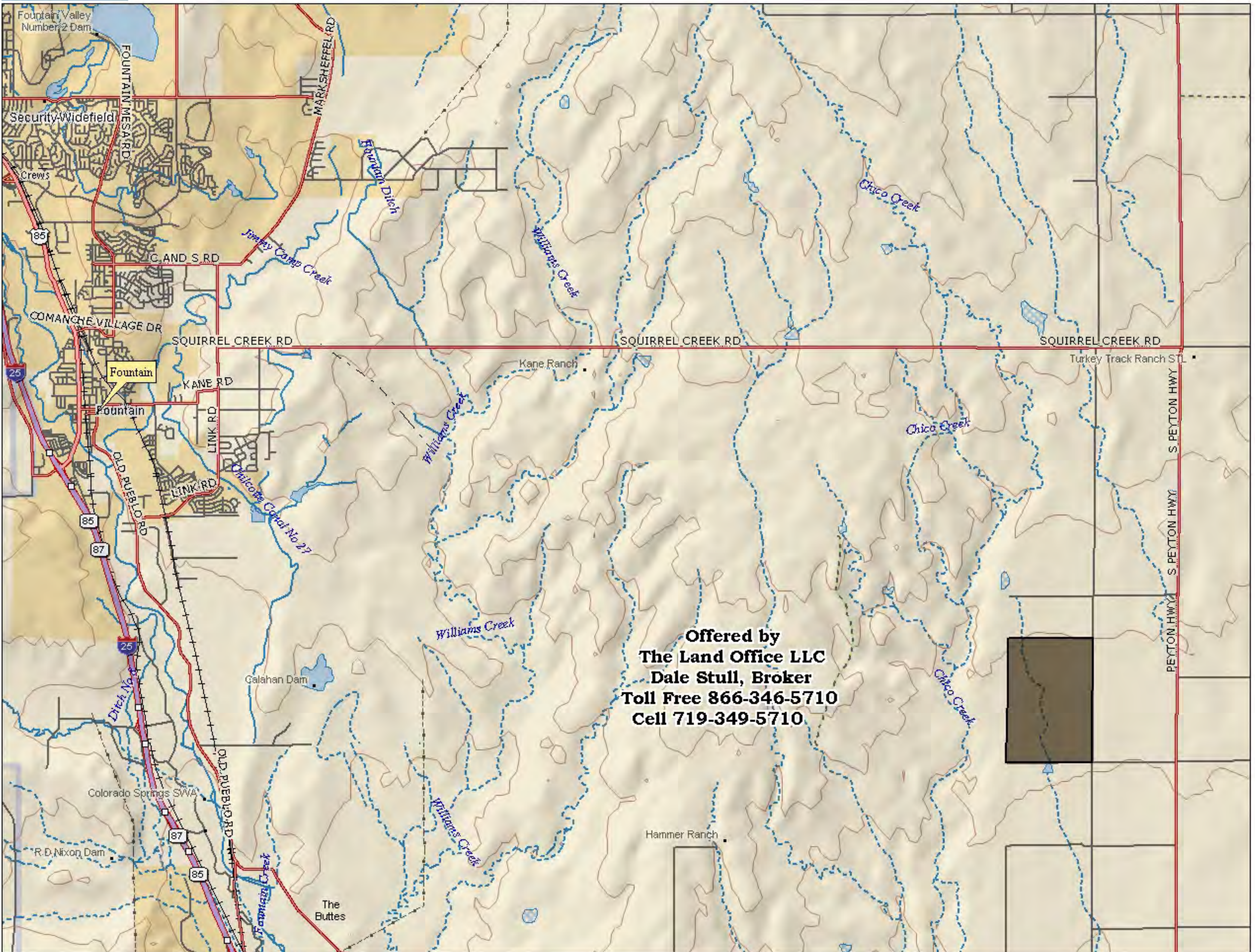
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MN (8.8° E)



Data Zoom 12-3

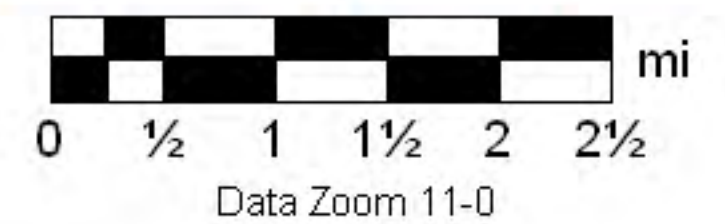


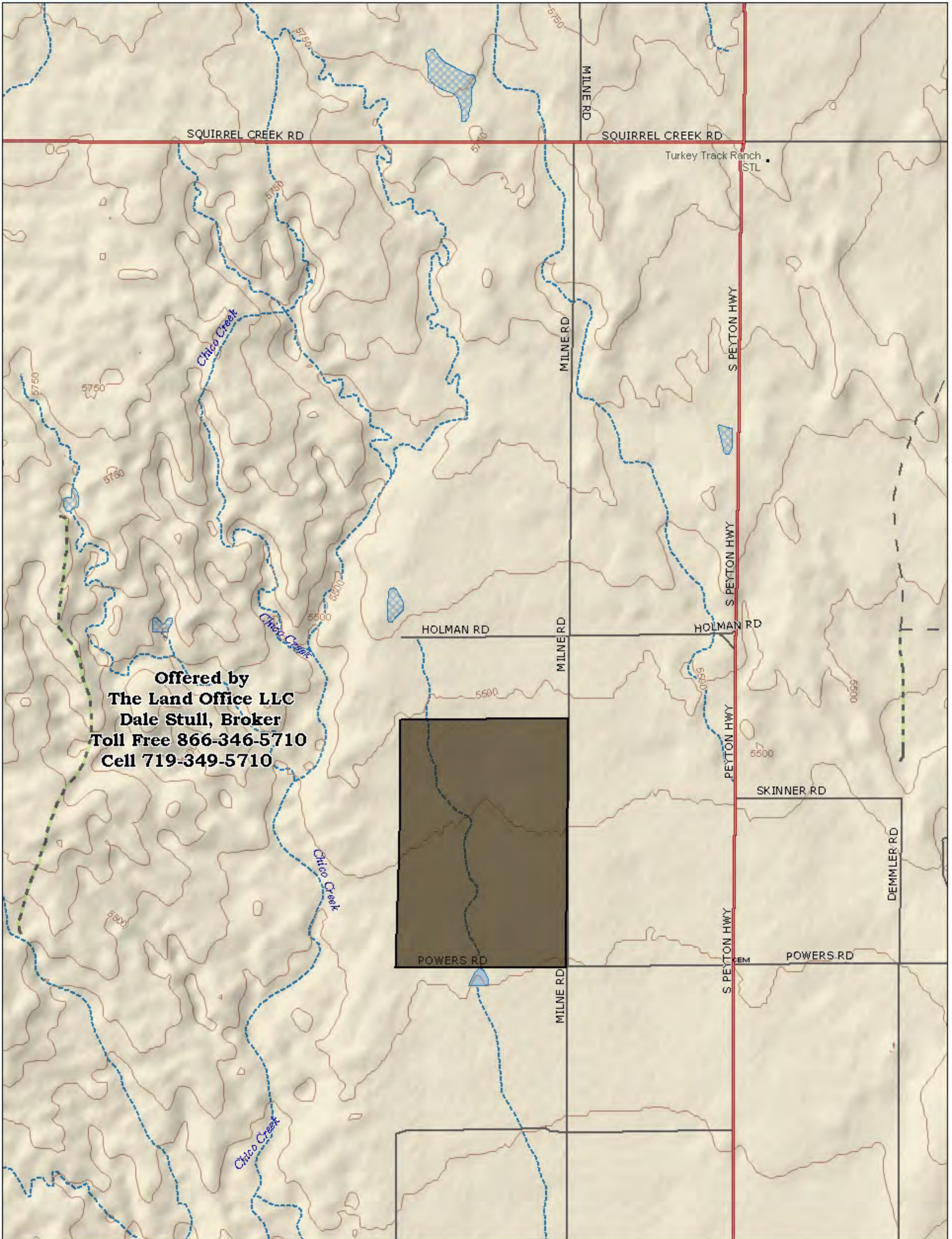
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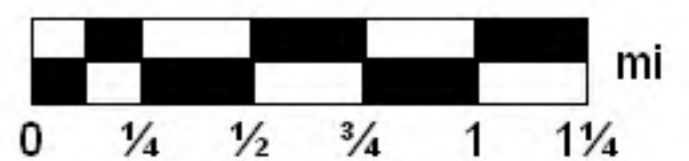
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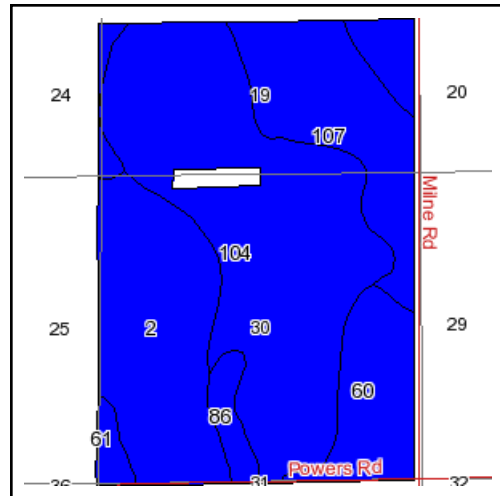
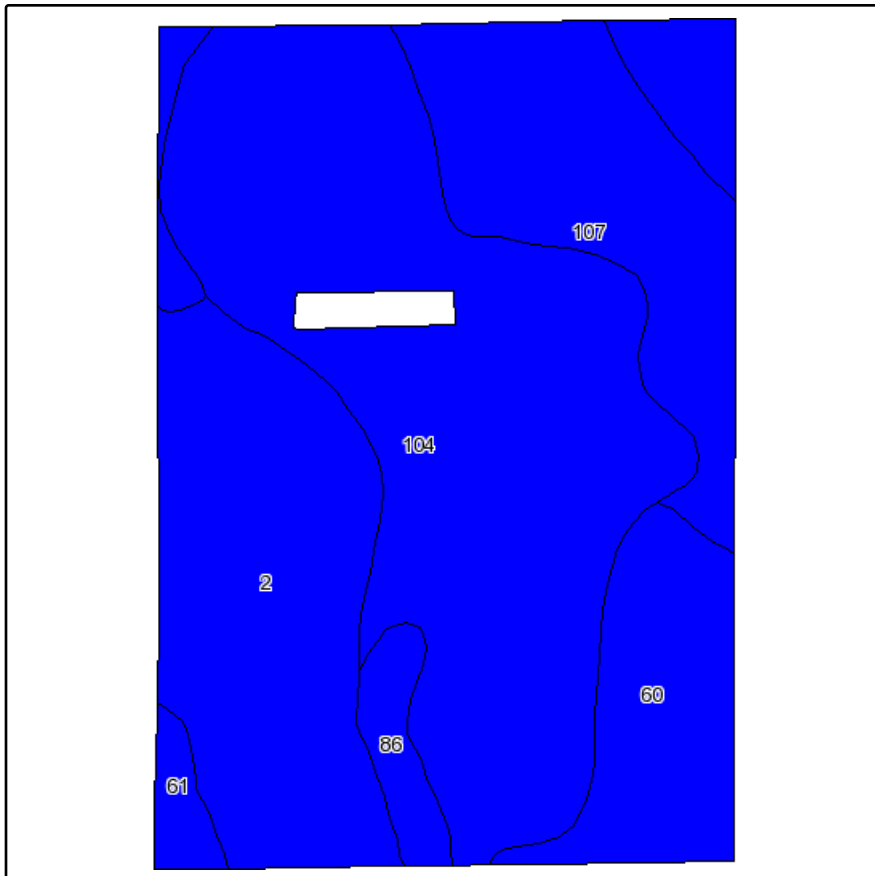


MN (8.8° E)



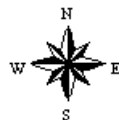
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# Soils Map



State: **Colorado**  
 County: **El Paso**  
 Location: **030-016S-063W**  
 Township: **Southeastern El Paso**  
 Acres: **963.2**  
 Date: **9/14/2011**

Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.



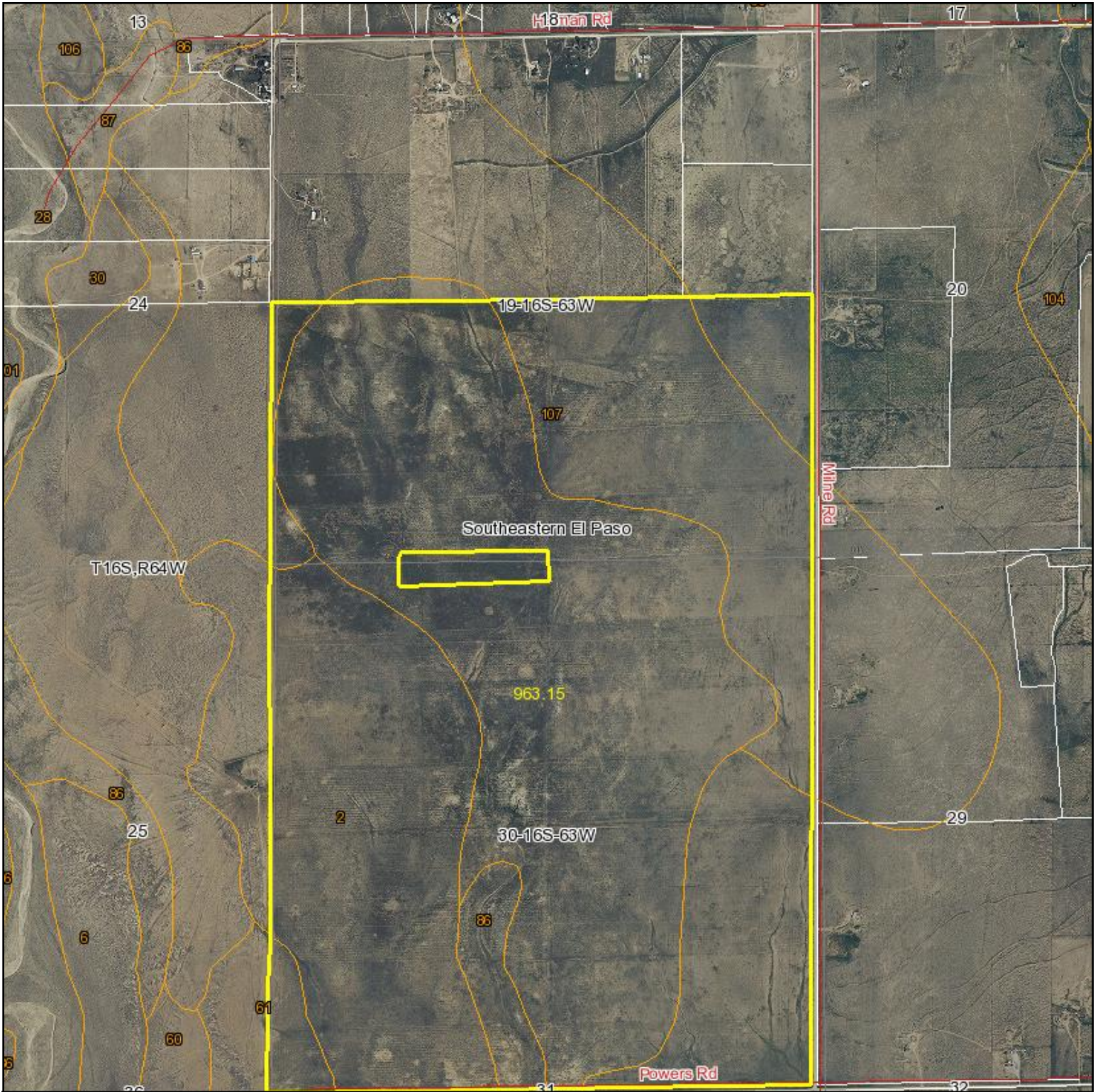
Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Wheat
104	Vona sandy loam, 1 to 3 percent slopes	423.5	44.0%		IVc	IIIe		22
2	Ascalon sandy loam, 1 to 3 percent slopes	210.3	21.8%		IVe	IIIe	22	24
107	Wiley silt loam, 1 to 3 percent slopes	165.4	17.2%		IVe	Ile		20
60	Olney sandy loam, 0 to 3 percent slopes	124.2	12.9%		IVc	Ile		21
86	Stoneham sandy loam, 3 to 8 percent slopes	24.9	2.6%		IVe	IIIe		10
61	Olney sandy loam, 3 to 5 percent slopes	14.9	1.5%		IVe	IIIe		18
<b>Weighted Average</b>							<b>4.8</b>	<b>21.6</b>

# Aerial Map



map center: 38° 38' 11.24, 104° 29' 17.09

scale: 18900

**30-16S-63W**  
**El Paso County**  
**Colorado**



9/14/2011

Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

**LAND SURVEY PLAT**  
**LOCATED IN SECTION 19 + 30**  
**TOWNSHIP 16 SOUTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN**  
**EL PASO COUNTY, COLORADO.**

**LEGAL DESCRIPTION:**

THE SOUTH ONE-HALF OF SECTION 19 AND ALL OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

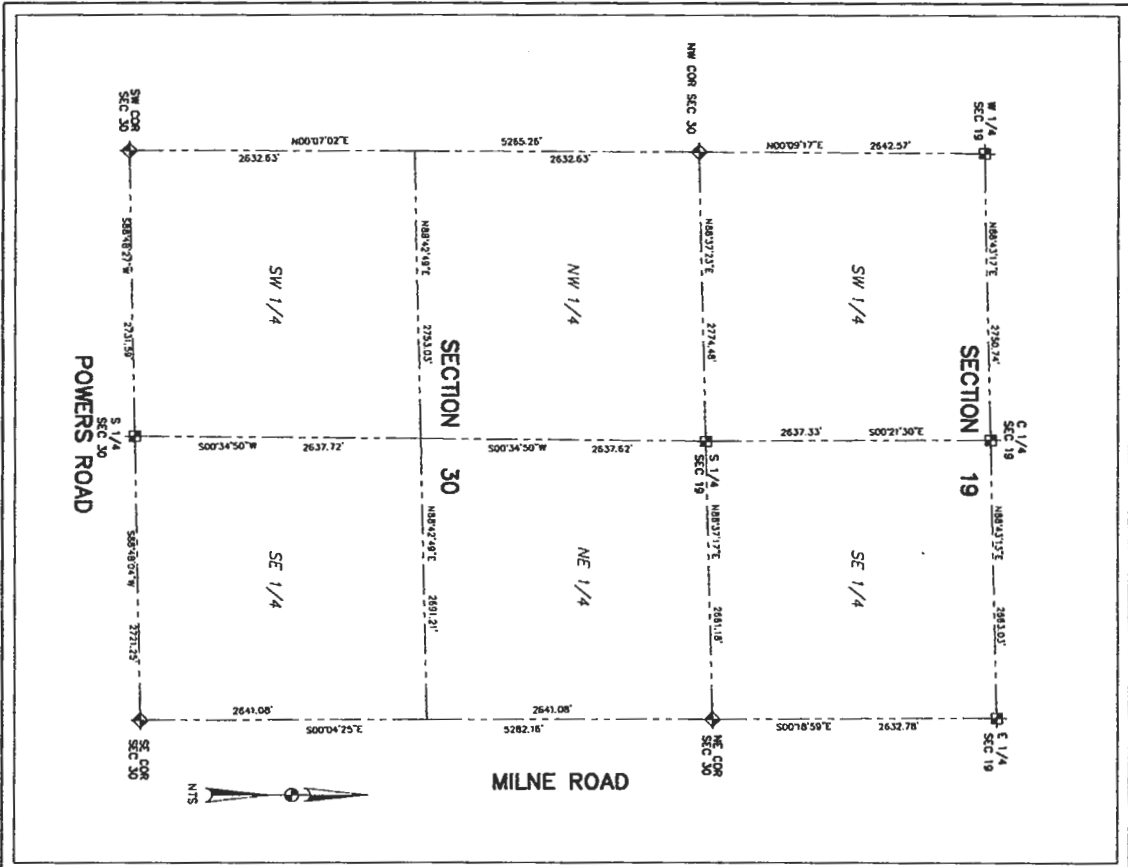
THE SOUTH ONE-HALF OF SECTION 19 AND ALL OF SECTION 30 SUBJECT TO THE APPARENT 60' ROW/EASEMENT RUNNING ALONG COUNTY ROADS POWERS ROAD AND MILNE ROAD.

**GENERAL NOTES:**

1. THIS PLAT IS A COMPLETION OF DOCUMENTS PROVIDED ON FORMS IN PARTS 1, 2 AND 3 OF THIS SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF EL PASO, STATE OF COLORADO THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF EL PASO, STATE OF COLORADO THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF EL PASO, STATE OF COLORADO THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF EL PASO, STATE OF COLORADO THAT WOULD AFFECT THE SURVEY.

**BASIS OF BEARINGS:**

THE WEST LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 19 BEING ADJACENT AT THE SOUTHWEST CORNER OF A 1/4 SECTION 19, BEING STAMPED "OS CO" AND AT THE WEST CORNER OF SECTION 19 OF A 30/4 ALTIMETER COR STAMPED "S3 1034". BEARING NORTH 91° 17' E.



**SURVEYORS STATEMENT:**

I, JERRY E. HESTER, A duly licensed professional land surveyor in the State of Colorado, do hereby certify that this land survey plat was prepared under my personal supervision and I am a duly licensed land surveyor in the State of Colorado. I have read the original survey plat and the records of the County of El Paso, Colorado, and have found no records of any other surveys or documents on file with the Clerk and Recorder of the County of El Paso, Colorado, that would affect the survey. The survey was completed as of the date shown below.

JERRY E. HESTER, SURV  
 FOR AND ON BEHALF SURVCO INC

DATE:

**NOTICE:**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT WITHIN THE PERIOD OF ONE YEAR FROM THE DATE OF RECORDING OF THIS SURVEY PLAT. IF YOU DO NOT COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT WITHIN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT.

**MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATE:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_ AD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AM  
 IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ RECORDS OF THE EL PASO COUNTY, COLORADO.  
 DEPOSIT NO. \_\_\_\_\_  
 SPOKE: \_\_\_\_\_  
 TRUB: \_\_\_\_\_  
 BY: \_\_\_\_\_

**LAND SURVEY PLAT**

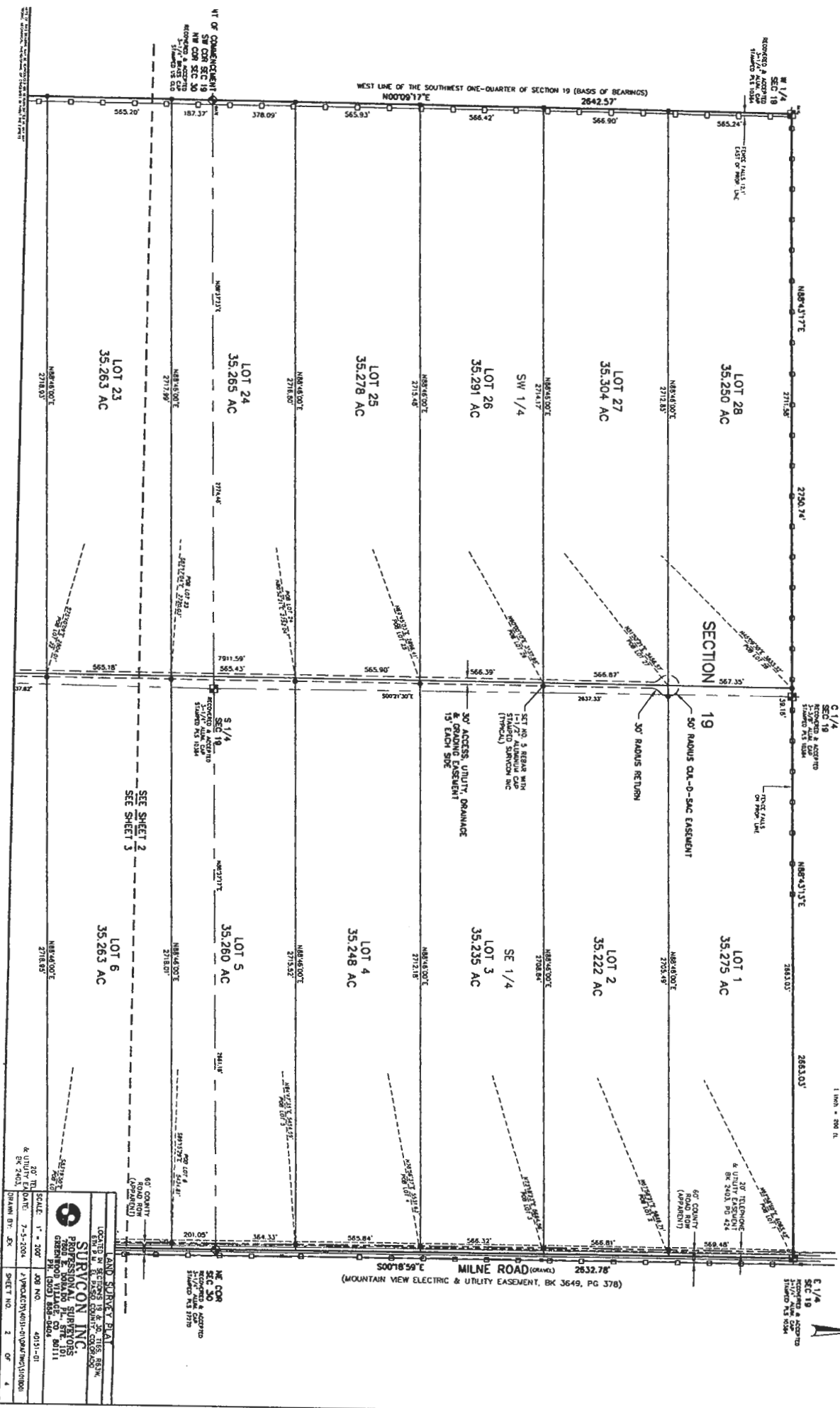
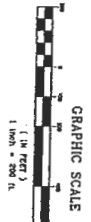
LOCATED IN SECTIONS 19 & 30, T16S, R63W  
 TOWNSHIP 16 SOUTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN  
 EL PASO COUNTY, COLORADO

**SURVCON INC.**  
 7800 E. HOBBS BLVD. SUITE 101  
 GREENWOOD VILLAGE, CO 80111  
 (303) 441-3333

SCALE: 1/4" = 40' (10' = 400')  
 DATE: 7-5-2004  
 DRAWN BY: JKH SHEET NO. 1 OF 4

- LEGEND**
- ◆ RECOVERED & ACCEPTED QUARTER SECTION CORNER AS NOTED
  - ◆ RECOVERED & ACCEPTED SECTION CORNER AS NOTED
  - ◆ SET AS REBAR WITH 1-1/2" ALUM. CAP P.S. 30579
  - ◆ TELEPHONE PERSHALL
  - § UTILITY POLE

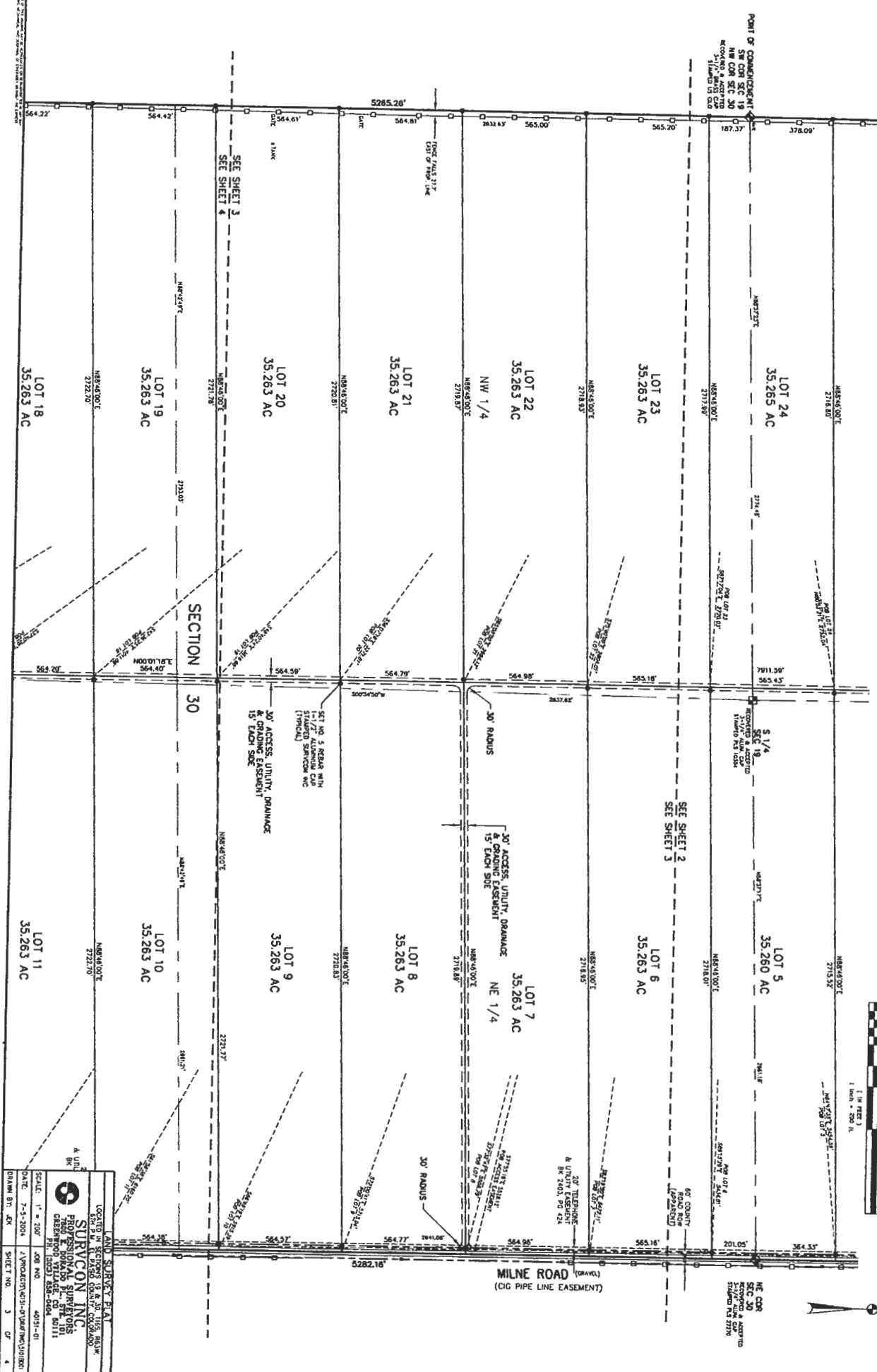
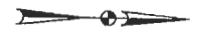
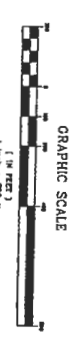
**LAND SURVEY PLAT  
LOCATED IN SECTION 19 + 30  
TOWNSHIP 16 SOUTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO.**



<p><b>LAND SURVEY PLAT</b></p> <p>60 COUNTY LAND RECORDS DIVISION</p>	
<p>LOCATED IN SECTIONS 19 &amp; 30, T16S, R63W, S6300</p>	<p>SCALE: 1" = 200'</p>
<p><b>SURVECON INC.</b> PROFESSIONAL SURVEYORS GREENWOOD VILLAGE, CO 80111 PH: (303) 888-0604</p>	<p>DATE: 7-5-2004</p>
<p>40151-01</p>	<p>SHEET NO. 2 OF 4</p>

- LEGEND**
- ☒ RECORDED & ACCEPTED QUARTER SECTION CORNER AS NOTED
  - ⬠ RECORDED & ACCEPTED SECTION CORNER AS NOTED.
  - SET TO REBAR WITH 1"-1/2" ALUM. CAP PLS 30029
  - TELEPHONE PERSPIAL
  - ⚡ UTILITY POLE

**LAND SURVEY PLAT  
LOCATED IN SECTION 19 + 30  
TOWNSHIP 16 SOUTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO.**



**LAND SURVEY PLAT**

LOCATED IN SECTIONS 19 & 30, T16S, R63W, CO. 10

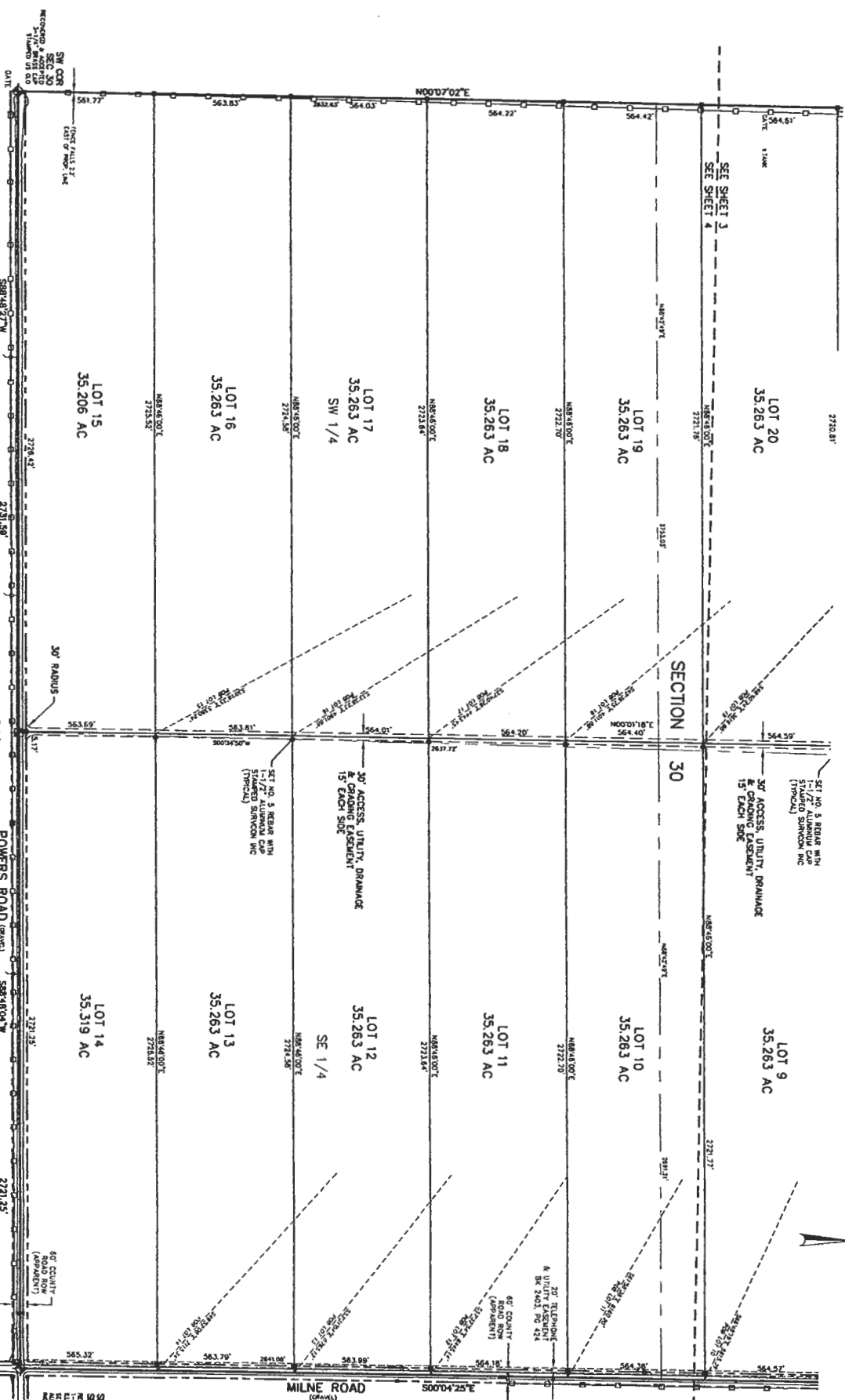
**SURVICON INC**  
PROFESSIONAL SURVEYORS  
7800 E. DOMINION BLVD., SUITE 101  
DENVER, CO 80231  
TEL: (303) 555-5204  
FAX: (303) 555-5204

SCALE: 1" = 200'  
DATE: 7-5-2004  
DRAWN BY: DK  
SHEET NO.: 3 OF 4

LEGEND

- ☛ RECORDED & ACCEPTED SECTION CORNER AS NOTED
- RECORDED & ACCEPTED SECTION CORNER AS NOTED
- SET IN REBAR WITH 1"-1/2" ALUM. CAP PLS 30829
- TELEPHONE POLE
- UTILITY POLE

LAND SURVEY PLAT  
 LOCATED IN SECTION 19 + 30  
 TOWNSHIP 16 SOUTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN  
 EL PASO COUNTY, COLORADO.



LAND SURVEY PLAT

LOCATED IN SECTIONS 19 & 30, T16S, R63W

**SURCON INC.**  
 PROFESSIONAL SURVEYORS  
 2760 E. BOULDER BL., STE. 101  
 DENVER, CO 80210  
 TEL: (303) 856-5004

DATE: 7-5-2024  
 SHEET NO. 4 OF 4

SCALE: 1" = 200'	JOB NO. 40111-01
DATE: 7-5-2024	SYNOPSIS: 031-SURV-PLAT-16S-63W
DRAWN BY: ER	SHEET NO. 4 OF 4