

640± Acres Adams County, Colorado

\$2,240,000.00

2008 Property Tax \$548.16

No improvements.

Water rights of record or appurtenant to the property.

Seller's mineral interest, if any, shall transfer to Buyer (R.R. Section).

<u>FSA Base:</u>	<u>Crop</u>	<u>Base</u>	<u>Dir Yield</u>	<u>CC Yield</u>
	Wheat	292.5	32	32
	Sunflowers	35.0	1198	1198
	Barley	71.6	41	41

Possession immediate upon closing.

Legal: All Section 25, Township 1 South, Range 64 West of the 6th P.M.



Dale Stull – Listing Broker

19483 County Road 40
Bethune, CO 80805



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.

Toll Free: 866-346-5710

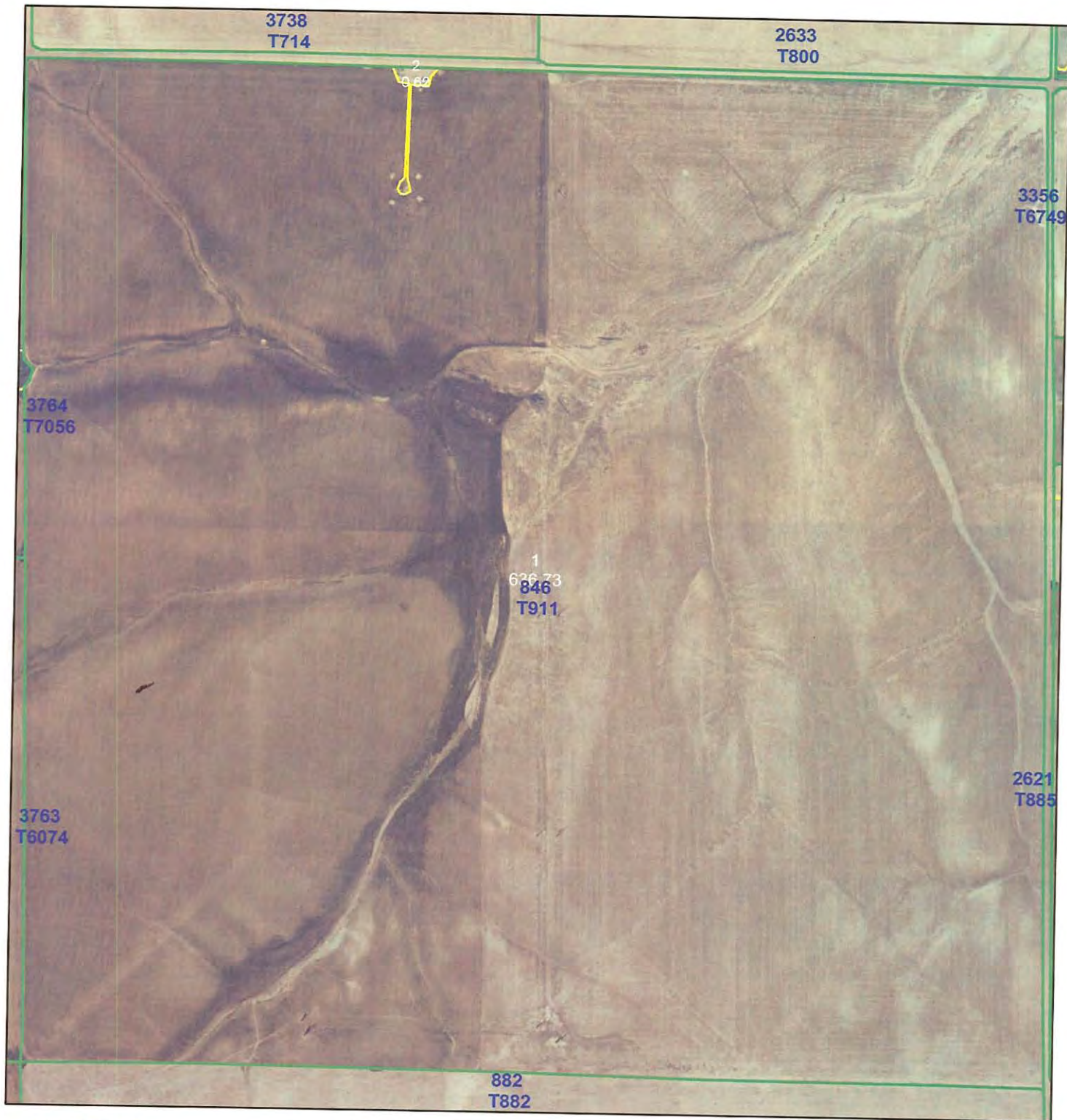
0113S

Visit our web site at:

www.thelandofficellc.com

Office: 719-346-5710 Fax: 719-346-5013

Email: dalestull@thelandofficellc.com



United States Department of Agriculture
Farm Service Agency

2005 Digital Orthophotography Not to Scale
All Fields HEL Unless Otherwise Annotated

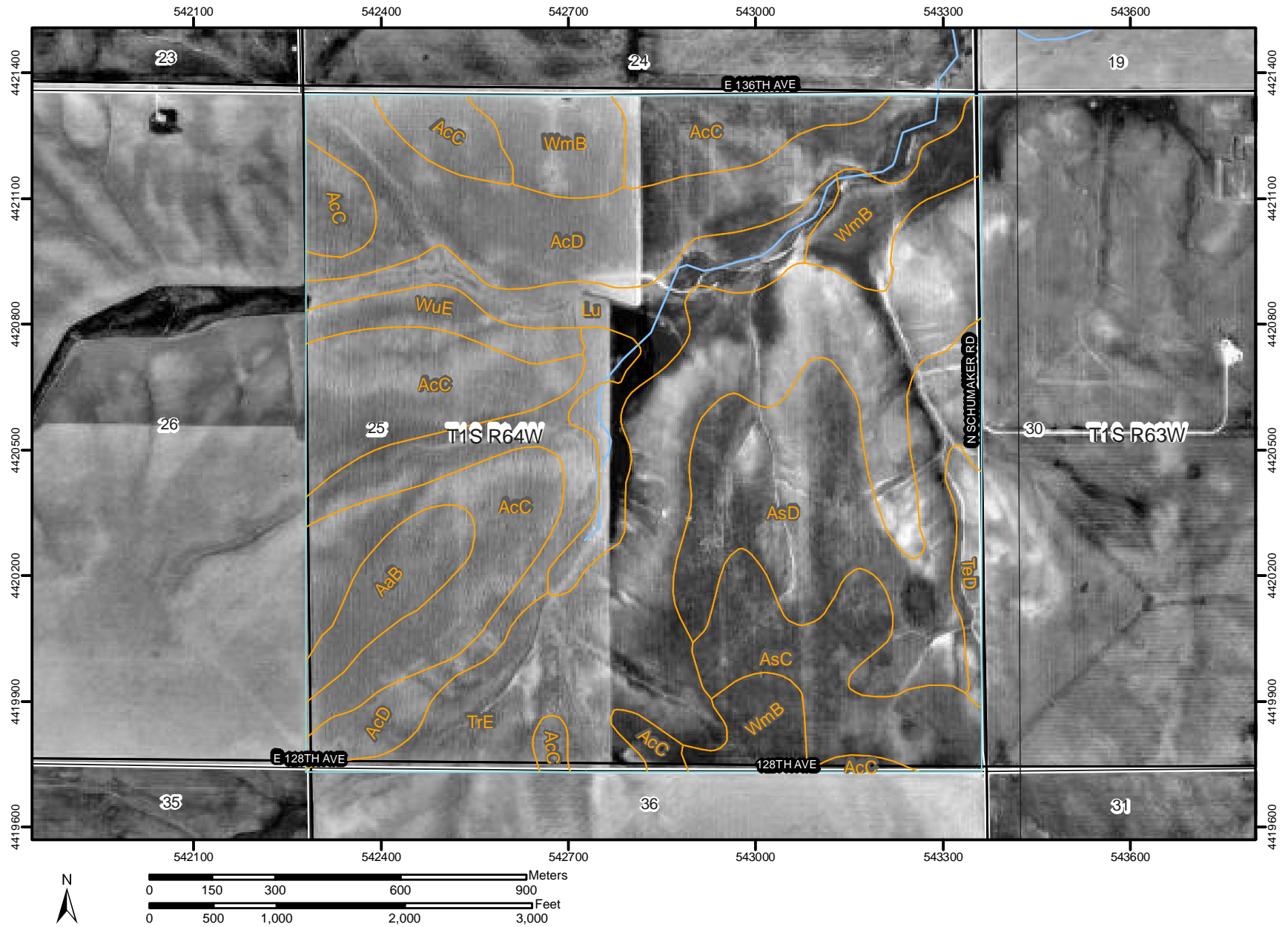


April 27, 2006

Adams County, CO
25-1-64

1:8,349


Soil Map—Adams County Area, Parts of Adams and Denver Counties, Colorado
(All Sec 25-1S-64W Adams County)



Soil Map—Adams County Area, Parts of Adams and Denver Counties, Colorado
(All Sec 25-1S-64W Adams County)

MAP LEGEND






















Area of Interest (AOI)




 Area of Interest (AOI)

Soils




 Soil Map Units

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot



-  Very Stony Spot
-  Wet Spot
-  Other

Special Line Features



-  Gully
-  Short Steep Slope
-  Other

Political Features



Public Land Survey

-  Township and Range
-  Section

Municipalities

-  Cities
-  Urban Areas






Water Features

-  Oceans
-  Streams and Canals

Transportation

-  Rails

Roads

-  Interstate Highways
-  US Routes
-  State Highways
-  Local Roads
-  Other Roads

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 13N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
Survey Area Data: Version 7, Jan 8, 2007

Date(s) aerial images were photographed: 1993

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Adams County Area, Parts of Adams and Denver Counties, Colorado (CO001)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaB	Adena loam, 0 to 3 percent slopes	18.2	2.8%
AcC	Adena-Colby association, gently sloping	128.6	20.0%
AcD	Adena-Colby association, moderately sloping	116.7	18.1%
AsC	Ascalon sandy loam, 3 to 5 percent slopes	42.6	6.6%
AsD	Ascalon sandy loam, 5 to 9 percent slopes	85.2	13.2%
Lu	Loamy alluvial land	45.3	7.0%
TeD	Terry fine sandy loam, 3 to 9 percent slopes	8.5	1.3%
TrE	Terry-Tassel-Ulm complex, 3 to 20 percent slopes	138.5	21.5%
WmB	Weld loam, 1 to 3 percent slopes	47.2	7.3%
WuE	Wiley-Adena-Renohill complex, 3 to 20 percent slopes	13.7	2.1%
Totals for Area of Interest (AOI)		644.5	100.0%