

676± Acres Dry Land Adams County, Colorado

Broker Owned

\$1,216,800.00 Cash

2010 Property Tax \$667.32

One windmill.

Seller's mineral interest, if any, shall be included in sale.

Approximately 400 acres transferrable development rights.

Water rights of record or appurtenant to the property.

600 acres planted wheat.

25 miles east of Brighton or 18 miles north of Strasburg.

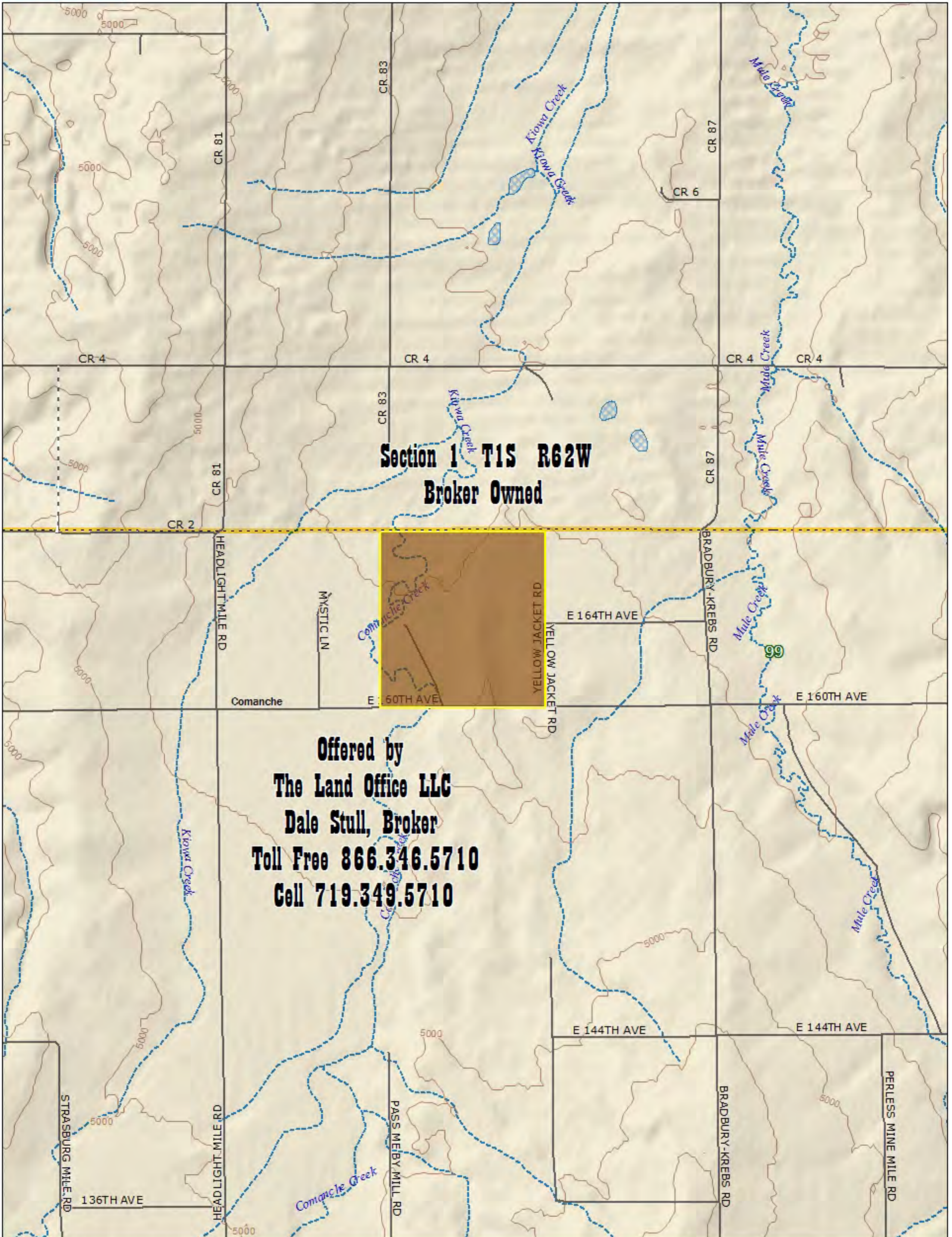
Legal: All Section 1, Township 1 South, Range 62 West of the 6th P.M.

0115

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.

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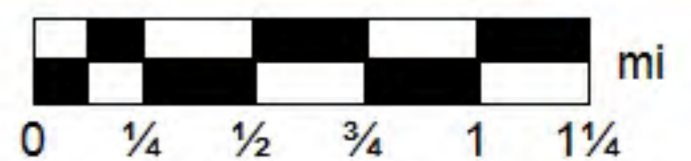
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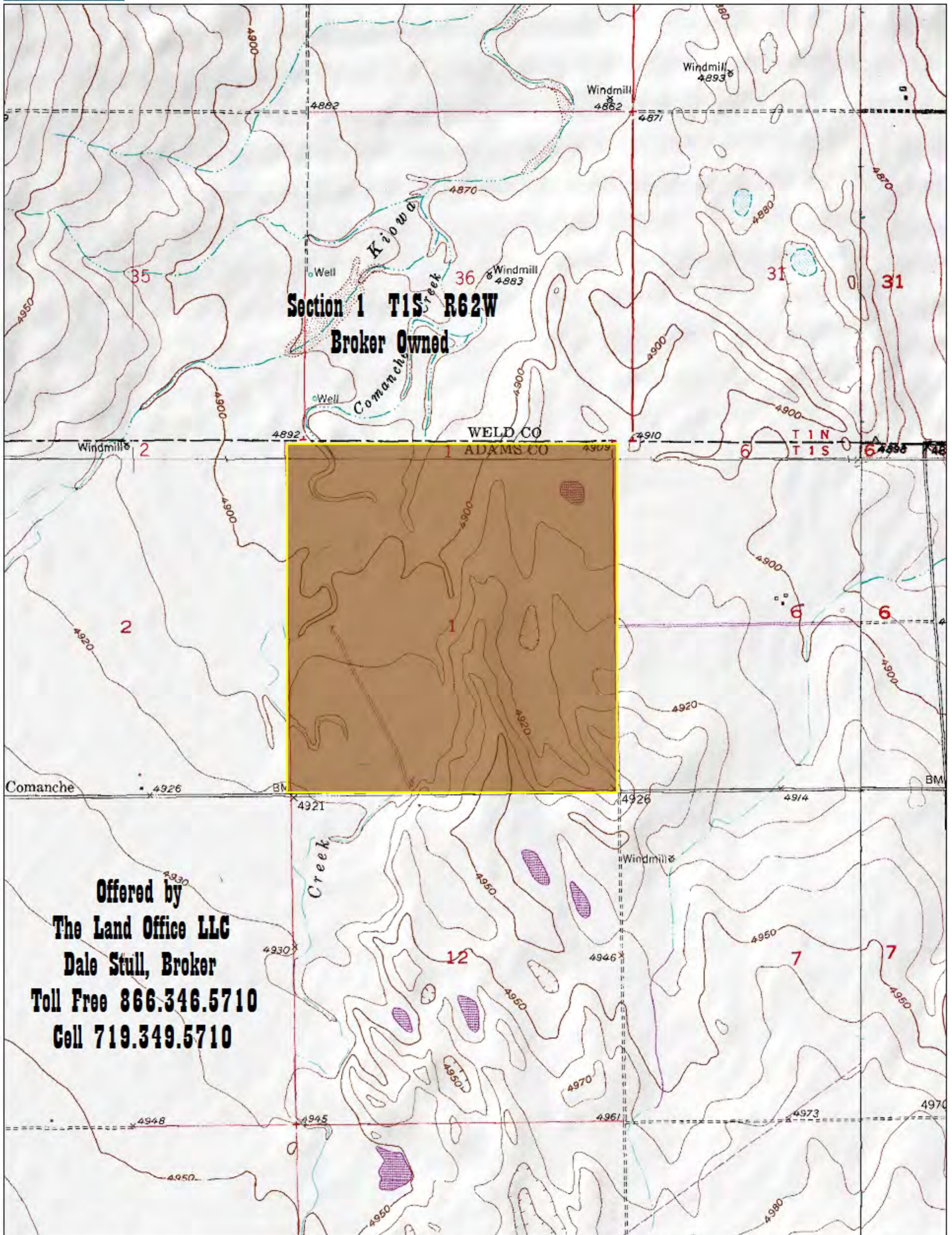
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MN (8.4° E)



Data Zoom 12-0



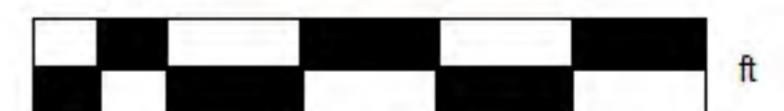
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MN (8.4° E)



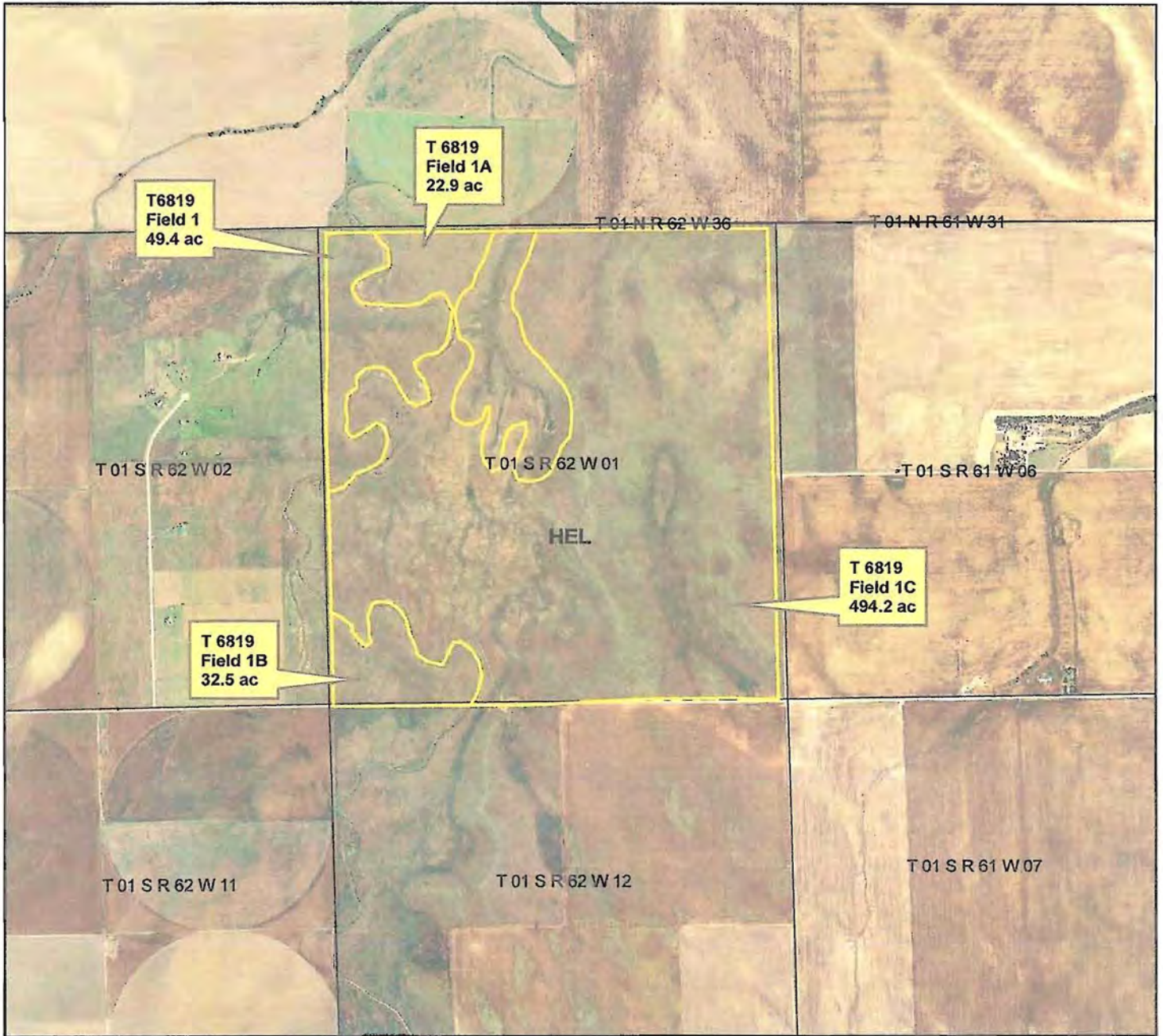
Data Zoom 13-0

Native Sodbust Soil

Customer(s): DALE K STULL JR TRUST NO 1
District: EAST ADAMS CONSERVATION DISTRICT

Field Office: BYERS SERVICE CENTER
Agency: NRCS
Assisted By: A WHITE

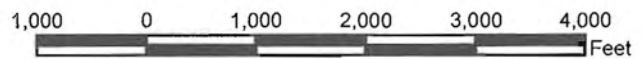
Legal Description: Sec 1- T1-R 62



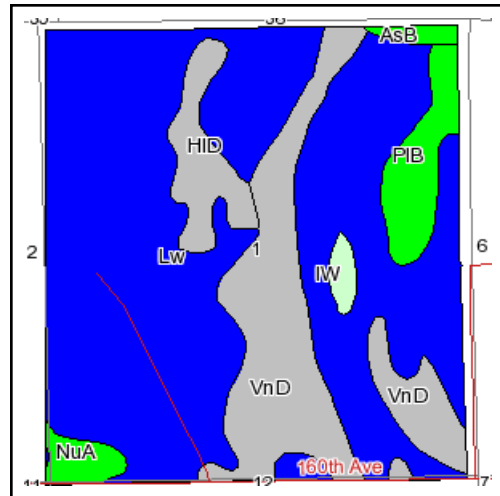
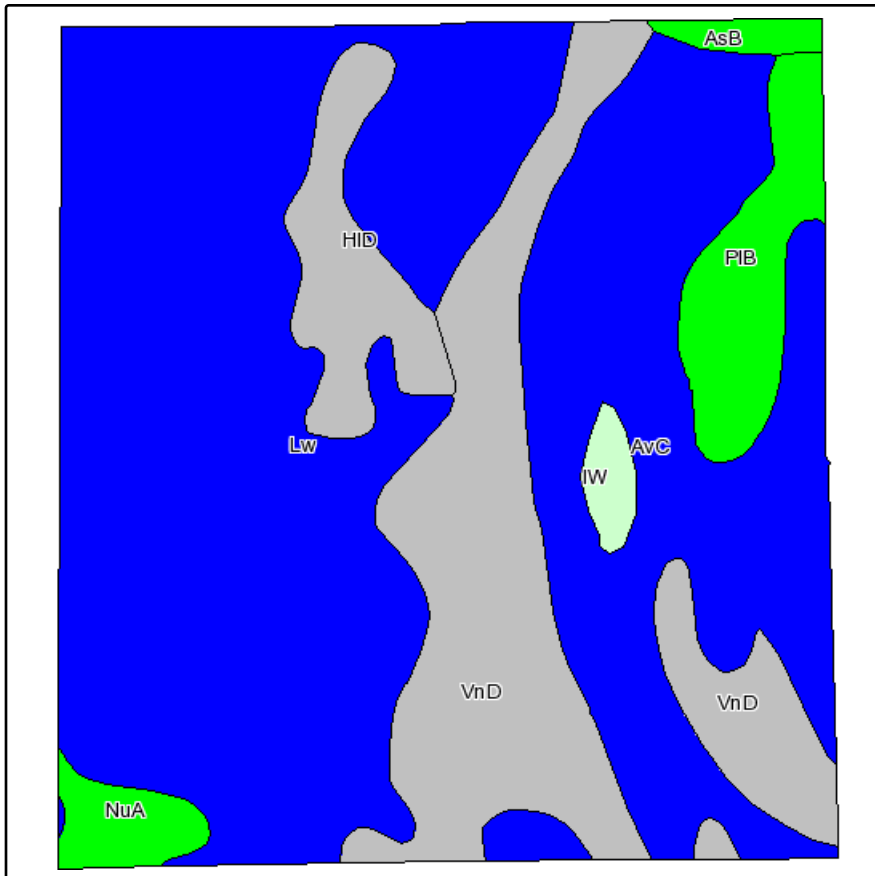
Legend



- MasterPlan
- plss24k_a_co001



Soils Map



State: **Colorado**
 County: **Adams**
 Location: **001-001S-062W**
 Township: **East Adams**
 Acres: **649.5**
 Date: **6/16/2011**

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	Sunflowers	Wheat
Lw	Loamy alluvial land, moderately wet	284.5	43.8%		IVw	IIIw			
AvC	Ascalon-Vona sandy loams, 1 to 5 percent slopes	159.6	24.6%		IVe	IIIe	22		24
VnD	Vona loamy sand, 3 to 9 percent slopes	121.6	18.7%		VIe				
PIB	Platner loam, 0 to 3 percent slopes	31	4.8%		IIIc	IIe		900	35
HID	Heldt clay, 3 to 9 percent slopes	30.5	4.7%		VIe	IVe			
NuA	Nunn clay loam, 0 to 1 percent slopes	11.4	1.8%		IIIc	I			25
IW	Intermittent water	5.8	0.9%						
AsB	Ascalon sandy loam, 1 to 3 percent slopes	5.1	0.8%		IIIe	IIe			27
Weighted Average							5.4	43.2	8.2

