

**67± Acres Dry Land  
Development Potential  
Lincoln County, Colorado  
Just North of Proposed Race Track Complex  
Genoa Motorsports Park of Colorado**

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**\$89,000.00**

2010 Property Tax \$97.01

Ground is currently cash leased to a local farmer.

No Improvements. Seller's mineral interest, if any, shall transfer to Buyer.

Water rights of record or appurtenant to the property.

<u>FSA Base:</u>	<u>Crop</u>	<u>Base</u>	<u>Dir Yield</u>	<u>CC Yield</u>
	Wheat	35.7	30	30
	Oats	2.9	18	18

I70 Genoa exit. South side.

Legal:

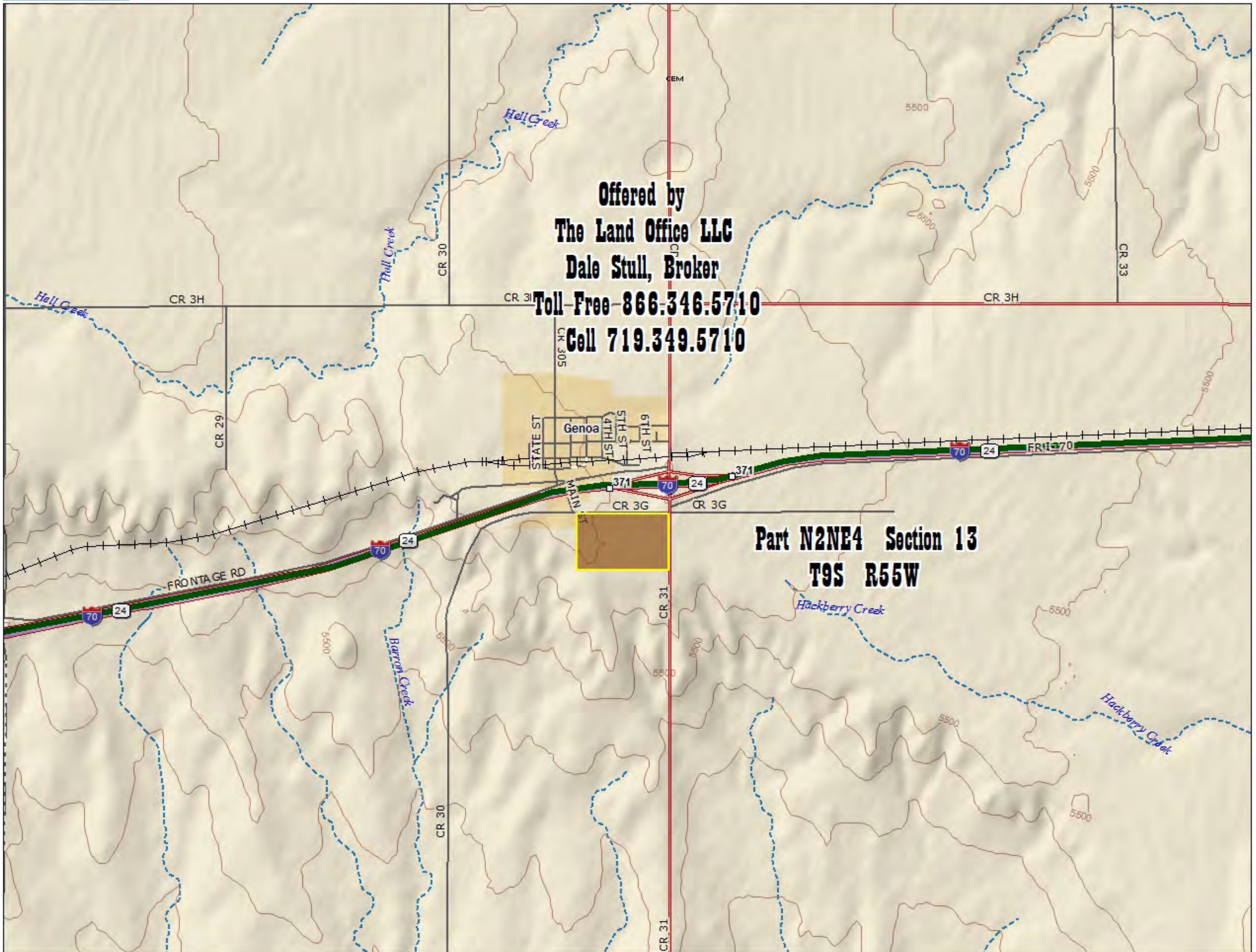
Part N2 NE4 Section 13, Township 9 South, Range 55 West of the 6<sup>th</sup> P.M.  
Lincoln County, CO

0166

*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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Email: [dalestull@thelandofficellc.com](mailto:dalestull@thelandofficellc.com) <http://www.thelandofficellc.com>





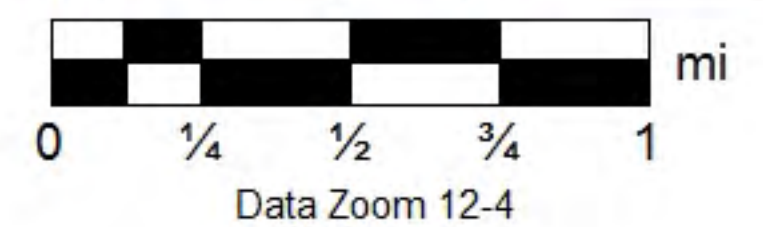
Offered by  
**The Land Office LLC**  
 Dale Stull, Broker  
 Toll Free 866.346.5710  
 Cell 719.349.5710

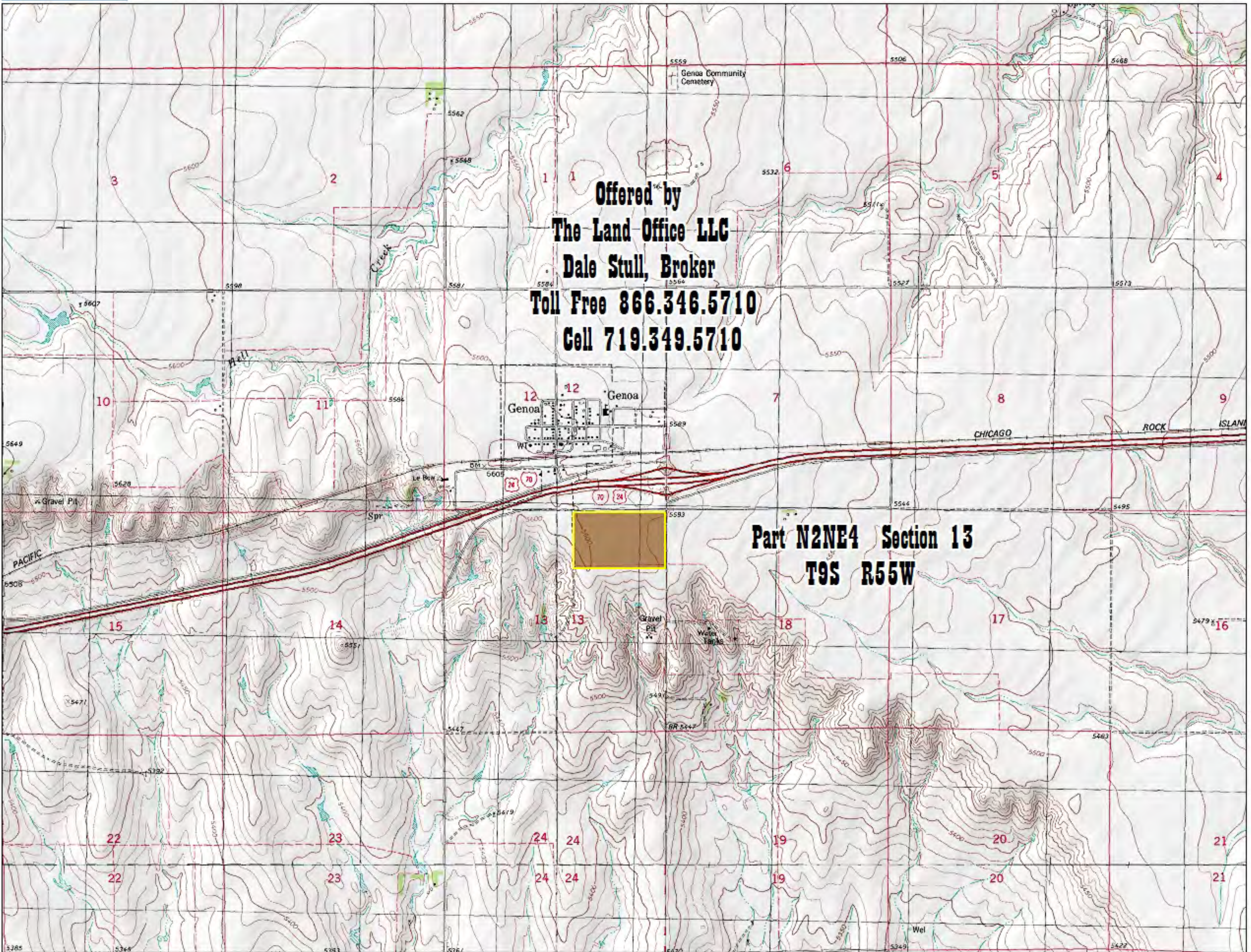
**Part N2NE4 Section 13**  
**T9S R55W**

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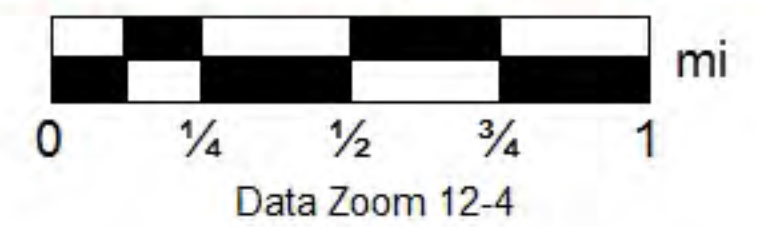
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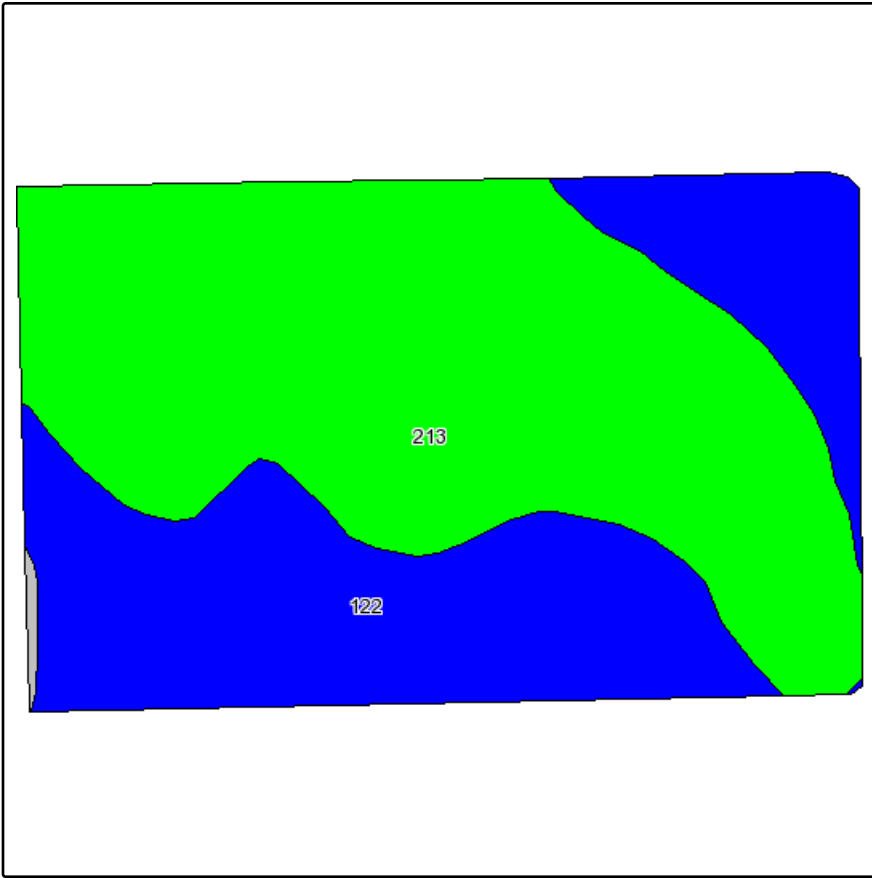
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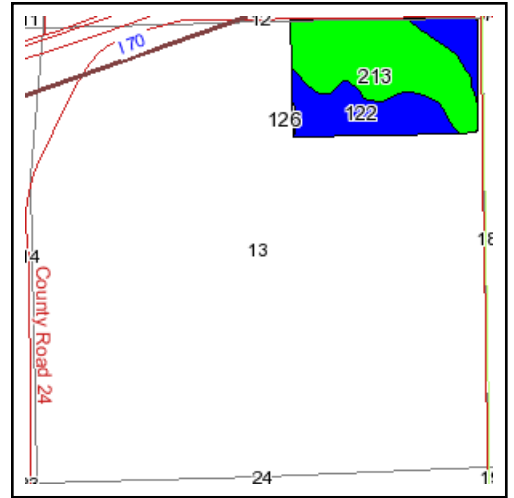
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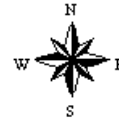
# Soils Map



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



State: **Colorado**  
 County: **Lincoln**  
 Location: **013-009S-055W**  
 Township: **Limon**  
 Acres: **67**  
 Date: **4/9/2011**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Millet	Wheat
213	Weld silt loam, 0 to 2 percent slopes	39.8	59.4%		IIIc	30	35
122	Colby-Weld silt loams, 1 to 5 percent slopes	27	40.3%		IVc	25	25
126	Fort Collins-Karval complex, 5 to 25 percent slopes	0.2	0.3%		VIe		
<b>Weighted Average</b>						<b>27.9</b>	<b>30.9</b>

# Aerial Map



map center: 39° 15' 56.71, 103° 30' 1.93  
scale: 9993

**13-9S-55W**  
**Lincoln County**  
**Colorado**



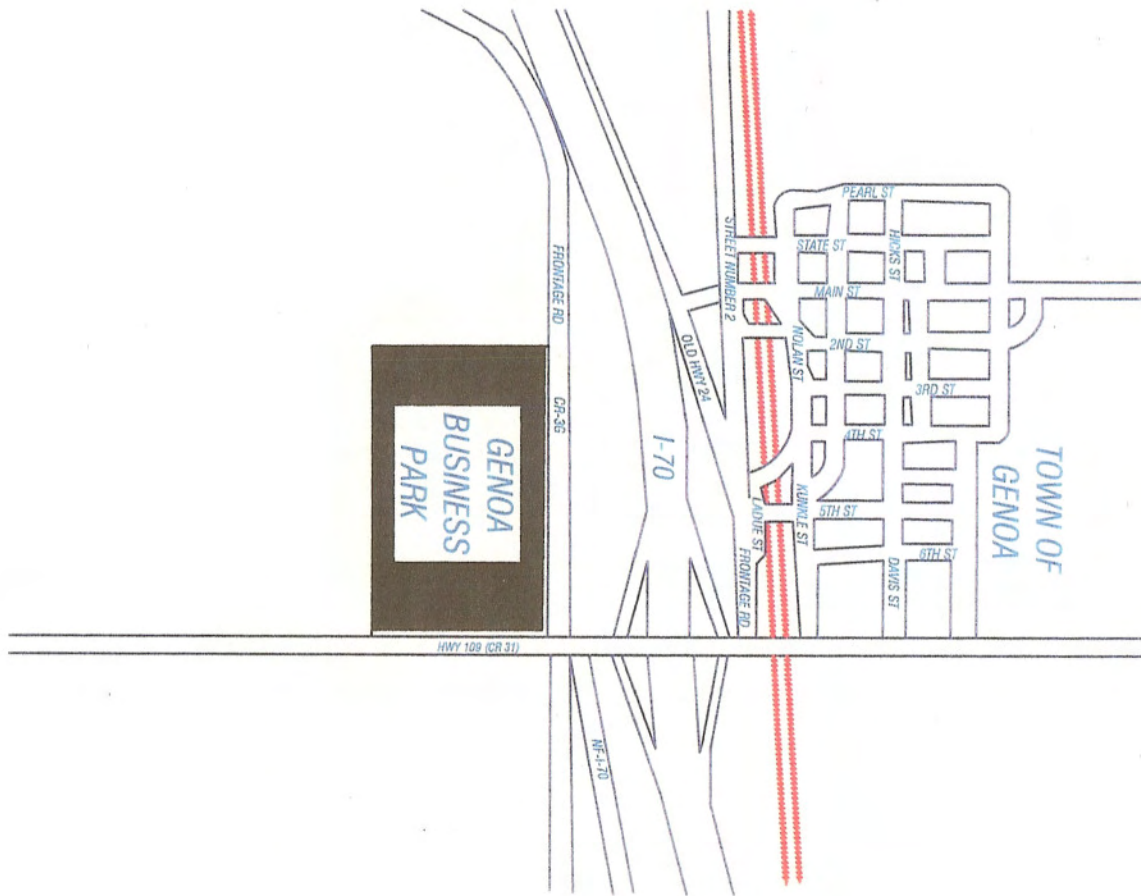
4/9/2011

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.



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FOR APPROVAL	DRAWN BY:	DATE:	<b>CARRICK ENGINEERING CORP.</b> P.O. BOX 709 STRASBURG, CO. 80136 FAX: (303)622-9688 PH: (303)622-9607	
	JCC	12/6/06		
	FOR PERMITS	APPROVED BY:		
FOR CONSTRUCTION	JRC	12/6/06	TITLE: VICINTY MAP	
JONATHAN R. CARRICK			SCALE: NOT TO SCALE	
GENOA, COLORADO			SHEET: S1 R0	

CR 3G

2210.0

NE

LOT 10  
4.45  
ACRES ±

LOT 9  
4.39  
ACRES ±

LOT 8  
4.39  
ACRES ±

LOT 7  
4.39  
ACRES ±

LOT 6  
4.39  
ACRES ±

LOT 5  
4.02 ACRES ±  
700.0

LOT 4  
4.02 ACRES ±  
700.0

LOT 3  
4.02 ACRES ±  
700.0

LOT 2  
4.02 ACRES ±  
700.0

LOT 1  
4.13 ACRES ±  
700.0

LOT 11  
24.08 ACRES ±

WATERLINE EASEMENT  
B143 P968

700.0

700.0

700.0

700.0

700.0

250.0

250.0

250.0

250.0

257.22

277.1

273.0

273.0

273.0

273.0

1332.0

1362.0

1375.0  
1345.0

645.99

1449.85

2149.0  
2199.0

HWY 109 (CR 31)

