

# AGPRO<sup>professionals</sup>

DEVELOPERS OF AGRICULTURE



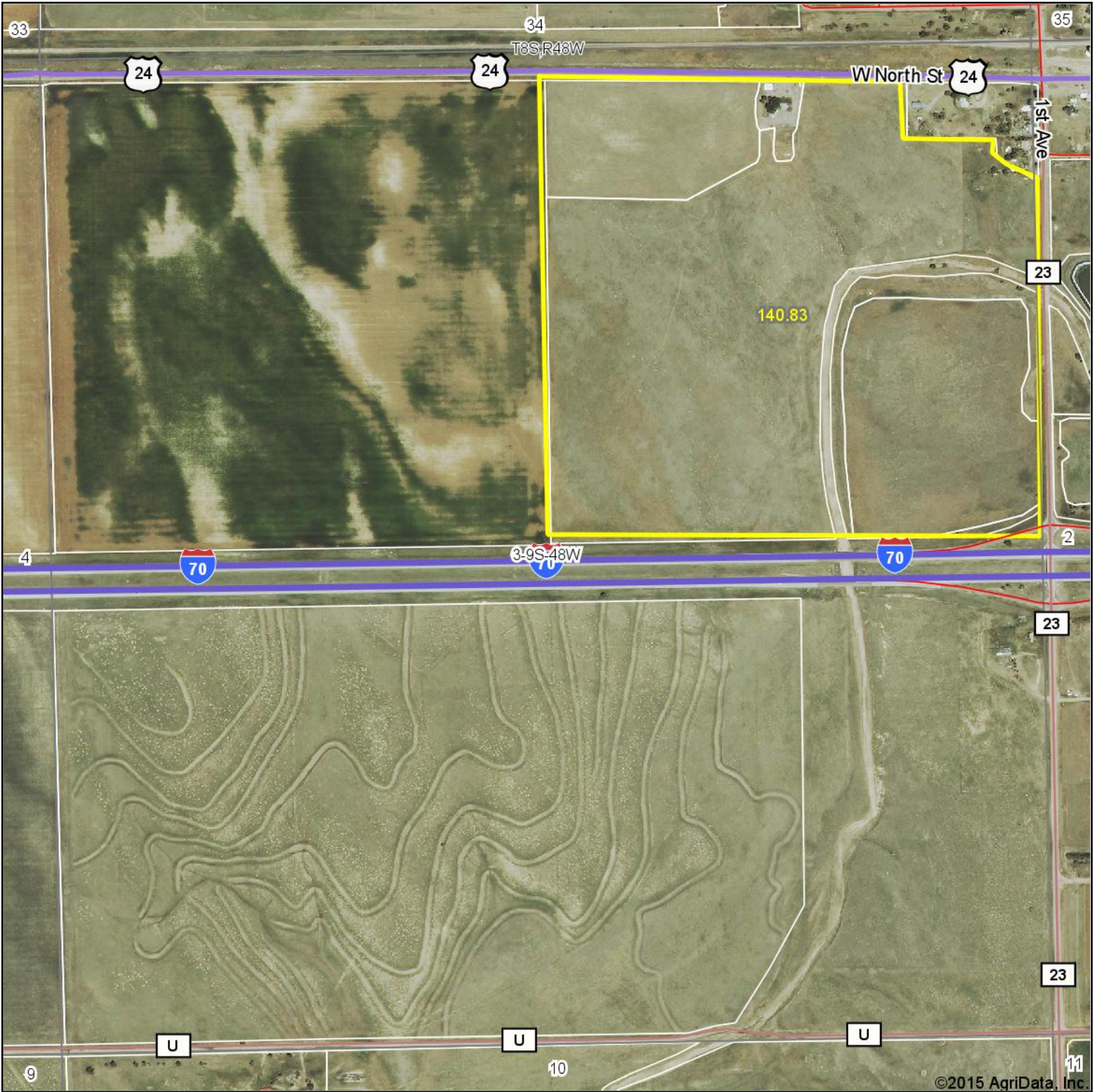
## Property Overview

# \$400,000

Property	132 acres +/- just west of Vona, CO. 918 +/- sq. ft. home with several outbuildings including a 30'x40' shop. The property lies along the Southside of Highway 24 near I-70. Signs will be posted.
Location	Located in the Northeast ¼ of Section 3 of Township 9 North, Range 48 West.
Taxes	2014 Taxes = \$935.94
Additional	There is a permitted irrigation well included in the sale, permit number 4431-FP. The well is permitted to irrigate 30 acres and 75 acre feet. In 1993 the well was approved for a temporary change of use to allow 36 acre feet for Highway construction. Oil and gas rights are being retained by the Seller.



Aerial Map



©2015 AgriData, Inc.

map center: 39° 17' 39.36, 102° 45' 10.27  
scale: 9525

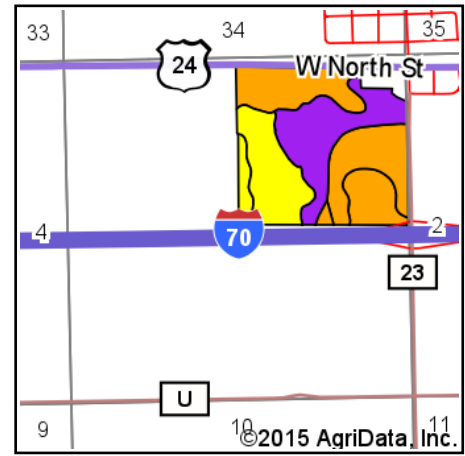
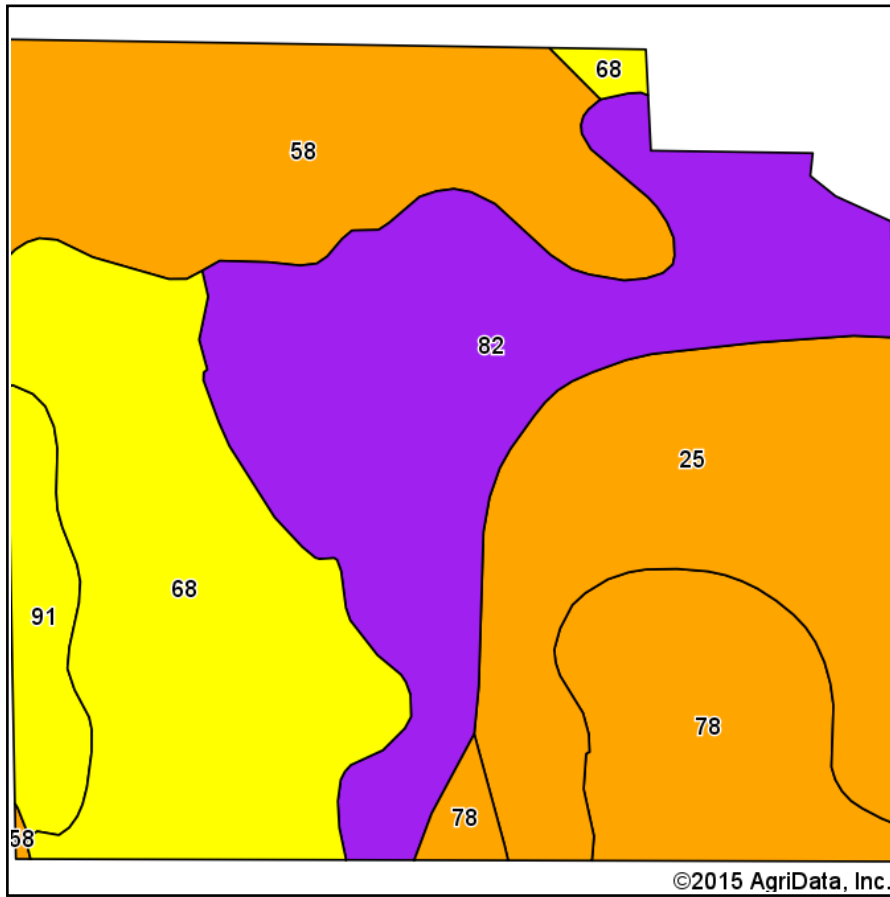
**3-9S-48W**  
**Kit Carson County**  
**Colorado**



6/16/2015

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2014    www.AgriDataInc.com

# Soil Map



State: **Colorado**  
 County: **Kit Carson**  
 Location: **3-9S-48W**  
 Township: **Stratton**  
 Acres: **140.83**  
 Date: **6/16/2015**

Maps Provided By:



## Area Symbol: CO063, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated	Corn Irrigated	Dry pinto beans	Dry pinto beans Irrigated	Grain sorghum	Grain sorghum Irrigated	Sunflowers	Sunflowers Irrigated	Wheat	Wheat Irrigated
82	Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes	37.18	26.4%		Vle	Vle										
68	Platner loam, 0 to 3 percent slopes	30.31	21.5%		IVs	IIIs										
25	Glenberg, rarely flooded-Bankard, occasionally flooded, complex, 0 to 3 percent slopes	26.53	18.8%		IIle	IIle	4.5	140	400	1400			600	1700	22	60
58	Nunn sandy clay loam, 1 to 3 percent slopes, eroded	25.42	18.1%		IIle	Ile	5.5	155	700	1700			800	2200	32	65
78	Satanta-Sampson, loams, 0 to 3 percent slopes, rarely flooded	16.04	11.4%		IIle	Ile	6	160	900	1800	35	90	1000	2500	35	70
91	Wages loam, 2 to 6 percent slopes	5.35	3.8%		IVe	IVe	4.5	145	600	1500	25	70	700	2000	27	50
<b>Weighted Average</b>							<b>2.7</b>	<b>78.1</b>	<b>327</b>	<b>832.6</b>	<b>4.9</b>	<b>12.9</b>	<b>397.9</b>	<b>1078.1</b>	<b>14.9</b>	<b>32.9</b>

Area Symbol: CO063, Soil Area Version: 10

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





*Presented by:*

**RYAN HOSTETLER, ALC**  
Accredited Land Consultant

3050 67<sup>th</sup> Avenue, Ste. 200  
Greeley, CO 80634

720.684.4111 direct  
303.883.7080 cell  
ryan@agpros.com

**NOTICE TO PROSPECTIVE PURCHASERS:** The information contained herein has either been given to us by the owner or obtained from sources we deem reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. AGPROfessionals, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. AGPROfessionals, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the sale of subject property.