

FARMLAND AVAILABLE

KIT CARSON COUNTY, COLORADO

363.20 ACRES M/L



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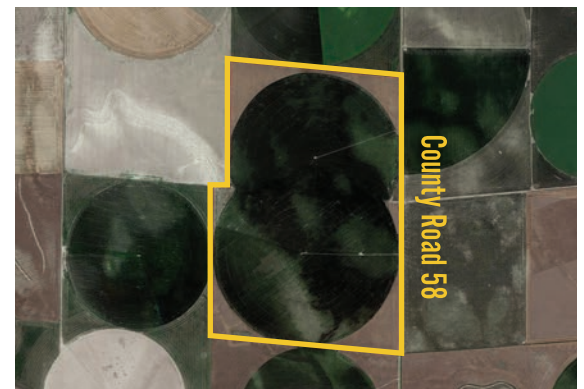
PROPERTY INFORMATION



Listing Description

Peoples Company and The Land Office LLC are pleased to offer a high-quality irrigated farm located in Kit Carson County, Colorado just a 13 miles southeast of Burlington along County Road 58. The farm consists of 363.20 surveyed acres with 357.15 FSA cropland acres carrying an NCCPI of 47.5. Primary soil types include Kuma-Keith silt loam. Approximately 303.83 acres are under center pivot with 371 Authorized Irrigated Acres and 927 Acre Feet of water allocated via water right permit 8915-FP with a priority date of June 30, 1958. The irrigation well has been rated at 471 GPM. Two center pivots are included with the farm including an 8 tower 1980 Zimmatic 307 and a 12 tower 1980 Hygromatic HIGRO both being powered by a Minneapolis Moline

Asking Price: \$1,575,000



This property is located within the Colorado Power Pathway, a proposed 560- mile, 345 kV transmission circuit that is currently under review by the Colorado Public Utilities Commission. Colorado's largest utility, Xcel, has a current Energy Resource Plan with a preferred portfolio of 2,300 MW of new wind, 1,600 MW of new large-scale solar, 400 MW of new battery storage, 1,300 MW of new flexible dispatchable generation and 1,158 MW of community solar. A wind lease is in place with NextEra Energy Resources, LLC and may provide potential for additional future income.

The property is also located within Qualified Opportunity Zone Number: 08063962100. Investments in properties in Opportunity Zones are intended to encourage economic development by providing preferential tax treatment. In addition to deferral of capital gains, expenditures on improvements including irrigation, drainage, storage, some forms of depreciation, and other activities that result in additional property value through time may qualify for a basis step-up at sale and excluded from future capital gains taxation if held to the maturity of the OZ period.

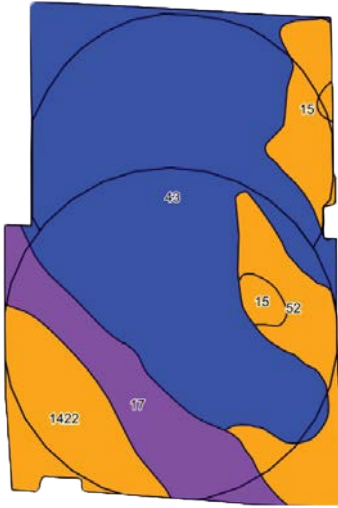
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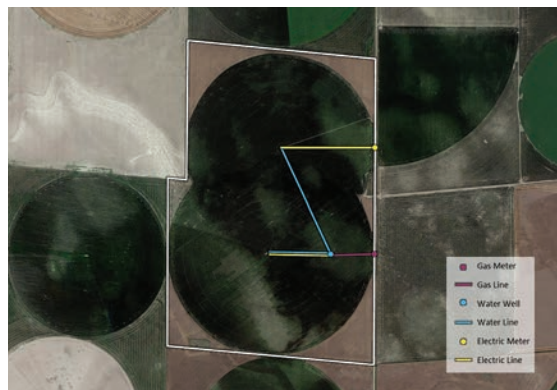
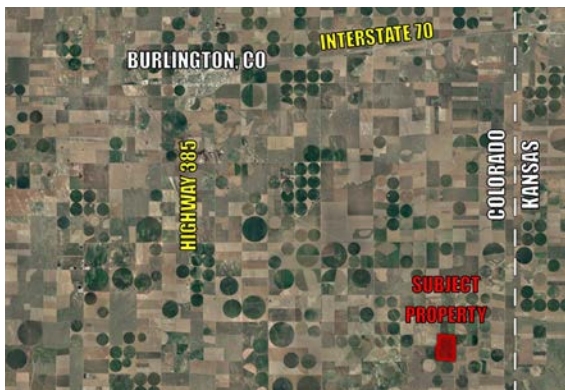
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TILLABLE SOILS MAP



Code	Soil Description	Irr Class	Non-Irr Class	Acres	% of Field	Legend	NCCPI
43	Kuma-Keith silt loams	Ile	IIc	213.44	59.8%		47
17	Colby silt loam		VIe	43.96	12.3%		49
1422	Goshen silt loam	Iw	IIIc	41.04	11.5%		55
52	Norka silt loam	Ile	IIIe	34.84	9.8%		47
15	Colby silt loam	IIIe	IIIe	23.87	6.7%		38
Weighted Average:							47.6



Estimated Taxes:
\$5,206.15

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