Eastern Colorado FARMEAND AUCTION

Cheyenne & Lincoln Counties

12,235[±] Acres

11,599± Deeded 636± State Lease

Offered in 37 Tracts & Combinations

· Close Proximity to Denver ·10,388± Acres of Dryland 1.432± Acres of Grassland

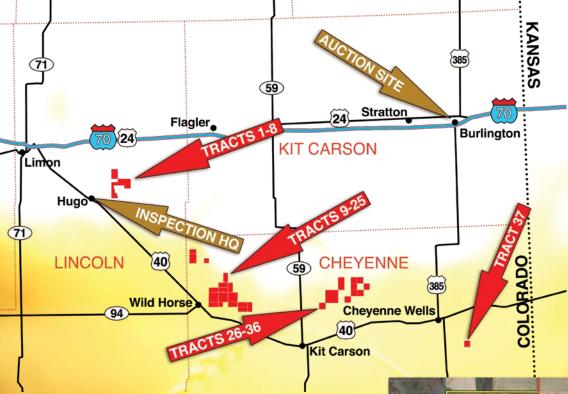
AUGUST 3RD • 10AM Burlington Community Center - Burlington, CO



800.829.8747 | HallandHall.com

Eastern Colorado FARMLAND AUCTION AUGUST 3RD · 10AM 12235[±]

Burlington Community Center - Burlington, CO



AUCTION LOCATION: Burlington Community Center 340 S 14th St, Burlington, CO 80807

INFORMATION DAY:

Tuesday, July 20th • 10am - 12noon Lincoln County Fairgrounds **Community Building** 33747 County Rd 2W, Hugo, CO 80821

Visit HallandHall.com for additional, detailed Property Information including FSA, Soils and Taxes.

Acres Offered in 37 Tracts & Combinations

12,235[±]

Cheyenne & Lincoln

Counties

Directions to Tracts 1-8: Located 10± miles south of Arriba, CO along CR 63.

Directions to Tracts 9-25: Located 6± miles North of Wild Horse, CO along CR 8.

Directions to Tracts 26-36: Located 13± miles Northeast of Kit Carson, CO at CR 25 & CR V.

Directions to Tract 37: Located 20± miles Southeast of Cheyenne Wells, CO along CR 53.





Tract 8: 60.3ac are subject to Grassland Conservation Initiative (GCI).

CR 2W

(8) 960± Ac

| | | 1 | | | Mar In Case | | | |
|--|------------------------|------------------------|----------------------------|------------------------|----------------------|----------------------|------------------------|----------------|
| A REAL PROPERTY AND A REAL | Alls. | | | L RTY | E C | Auction | Assessed | FSA Acres |
| 9 | | | | 4 | 6 | Tracts | Acres | Cropland |
| 235.7± Ac. | | | MARCH N. | | State of the | *Tract 1 | 320.0 | 323.1 |
| C C | N. N. Barr | 213 | | | the st | *Tract 2 | 320.0 | 311.7 |
| | | | | THE STORE | Falls 1 | *Tract 3 | 320.0 | 311.7 |
| 472.8± Ac. | | a dester | - Electron | - 2144 | | *Tract 4 | 797.3 | 787.9 |
| Ac. | | | | a de States | THE REAL PROPERTY OF | *Tract 5 | 320.0 | 316.8 |
| | | | | in star | A har and | *Tract 6 | 320.0 | 321.0 |
| | | a see the | las- | Jant's | | *Tract 7 | 320.0 | 300.3 |
| CR X | CR | X | Cer Vi | | | *Tract 8 | 960.0 | |
| | 2 | 19993 | | D-MG | Contraction of the | Tract 9 | 234.7 | 207.1 |
| A CARLER AND A REAL | 19201 | 12 | 2 | | 1. 5 | Tract 10 | 472.8 167.1 | 452.1 166.0 |
| | Carlo Carlo | 12 320± Ac. | CR 7 | Los and | - Ma | Tract 11 Tract 12 | 320.0 | 310.9 |
| | | | | The second second | | Tract 13 | 314.8 | 319.2 |
| CH 2 | | 14 | | See 2 | - N. | *Tract 14 | 319.8 | 313.3 |
| | 第二 | 319.8± Ac. | 16 | product in | | *Tract 15 | 319.8 | 313.3 |
| The state | 13 | 15 | 323.1± Ac. | THEN SOL | and a second | Tract 16 | 319.8 | 317.6 |
| | | 319.8± Ac. | The second | CR V | Charles and | Tract 17 | 0.9 | |
| | 17 | | State of the second second | | | *-State | 636.0 | |
| | .9± Ac. | 18 | 19 | 8 | -6.2 | Tract 18 | 637.0 | 628.0 |
| | Deeded 648.2 Ac. | 637± Ac. | 645.6± Ac. | СВ | CB | Tract 19 | 645.6 | 634.3 |
| | State | | | | | Tract 20 | 325.4 | 329.9 |
| (40) | 20 | 21 | 22 | 23 | | Tract 21 | 163.9 | 157.2 |
| | 325.4± Ac. 10 | 63.9± Ac. | 331.8±/Ac. | 319.9± Ac. | 25 | Tract 22 | 331.8 | 319.1 |
| | a la ser de la se | and the second | ATT A | 24 | 319.1± Ac. | *Tract 23 | 319.9 | 315.9 |
| | State State | A MARTIN TO | M. E. K. | 319.9± Ac. | | *Tract 24 | 319.9 | 315.9 |
| | | A LAS | Stor! | Roman 8 | | Tract 25 | 319.1 | 312.4 |
| | and the set of | (1)作业人 | - ALTO | A THERE Y | | Tract 26 | 156.0 | 159.3 |
| | | | | | | *Tract 27 | 319.6 | 302.3 |
| | and the second second | | | CFL 28 | MA LA | *Tract 28 | 319.6 | 302.3 |
| | | 34 | 35 | 28 | Adding (| Tract 29 | 320.3 | 317.2 |
| | A REAL PROPERTY OF | 160.2+Ac. | 160.7±Ac. | - It was a | a the second | Tract 30 | 160.4 | 159.5 |
| | 9 3± Ac. | | the second | | | *Tract 31 | 157.4 | 146.6 |
| 320.3 | S±AC. | | | | | *Tract 32 | 157.4 | 157.7 |
| | | 33 160.5±Ac. | | 36 158.7±Ac. | | *Tract 33 | 160.5 | 157.4 |
| CRV | | 100.00000000 | | decini - paca | 0 | *Tract 34 | 160.2 | 157.4 |
| CRV | | | | CRV | | Tract 35 | 160.7 | 158.3 |
| | | 31 | 32 | | Ex I Ale | Tract 36 | 158.7 | 156.1 |
| | | 157.1±Ac | . 157.35±Ac | 117 24 | | Tract 37 | 155.6 ed tract re | 128.7 |
| 27 28 319.6±Ac. 319.6±Ac. | | | 2.00.00 | | | | ita. Acres h | |
| | | | | Participant 1 | | | estimated. | |
| | 30 160.4±Ac | 2 | TEN STREET | Re Contractor | | | | |
| | Cl Cline | | 1 th | | | | | 1.300.000 |
| | Charles and the second | Masterial | A AL | | | | | |
| 26 Tracts 27 & 28: 38.9ac are su 156± Ac. ♀ CRP contracts | bject to | Y CAR | | | See - Series | Refer | | - |
| 156±Ac. 융 CRP contracts | J. J. AN | | | | | No. | | |
| | Care and a | to all the | 1 2 2 | A STATE | | | 97 | |
| | | 11 | | A Start | 1 | යි පු 157. | 37 55± Acres | the second |
| | | | | | | 0 | AUIOS | |
| | | | | | | 1 Cons | A | |
| | | | | | | - | - Contract | - |
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| HALL AND HALL* | | | | | | | and the second second | |
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Hall and Hall Auctions 100 S. Cherry Ave., Unit 6D Eaton, CO 80615 970.716.2120 scott@hallandhall.com

Broker's License: EA00006199

Eastern Colorado Cheyenne & Lincoln Counties FARMEAND AUCTION 12,235[±] AUGUST 3RD - 10AM Acres

SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.

