

Eastern Colorado

FARMLAND 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



HALL AND HALL®

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Counties

FARMLAND AUCTION

AUGUST 3RD • 10AM

12,235± Acres

Burlington Community Center - Burlington, CO

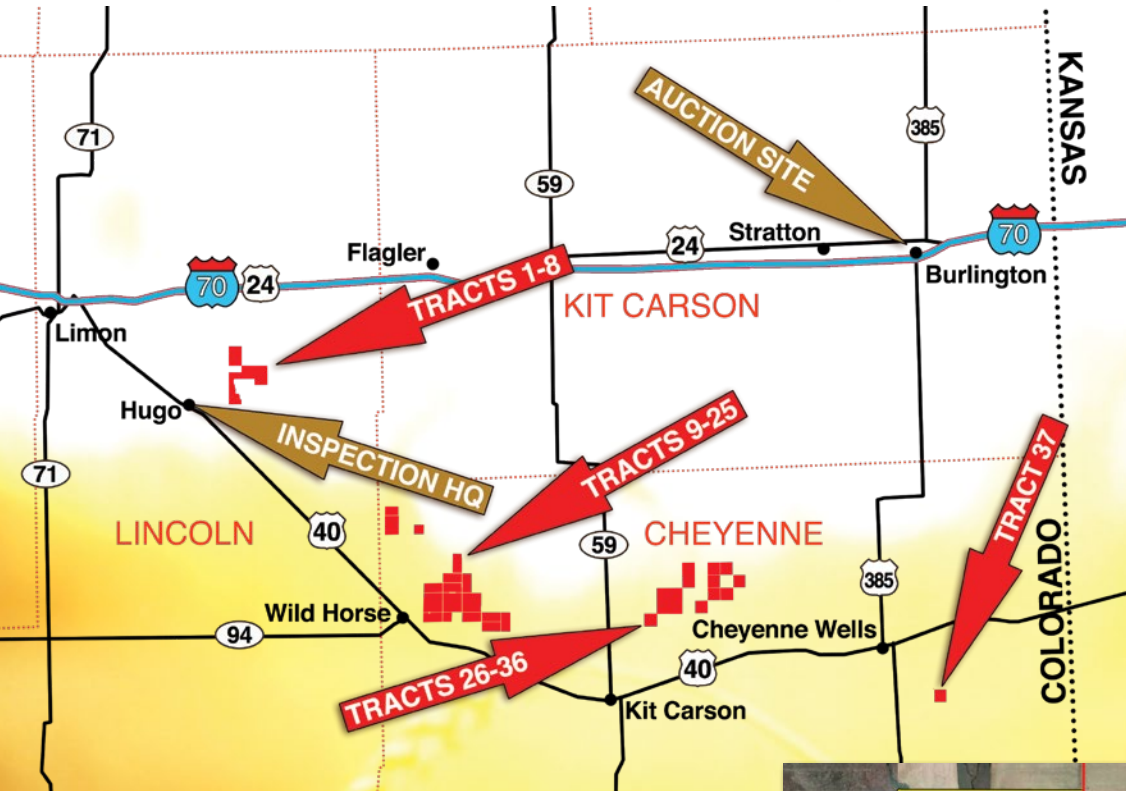
Offered in 37 Tracts
& Combinations

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.



AUCTION LOCATION:

Burlington Community Center

340 S 14th St, Burlington, CO 80807

INFORMATION DAY:

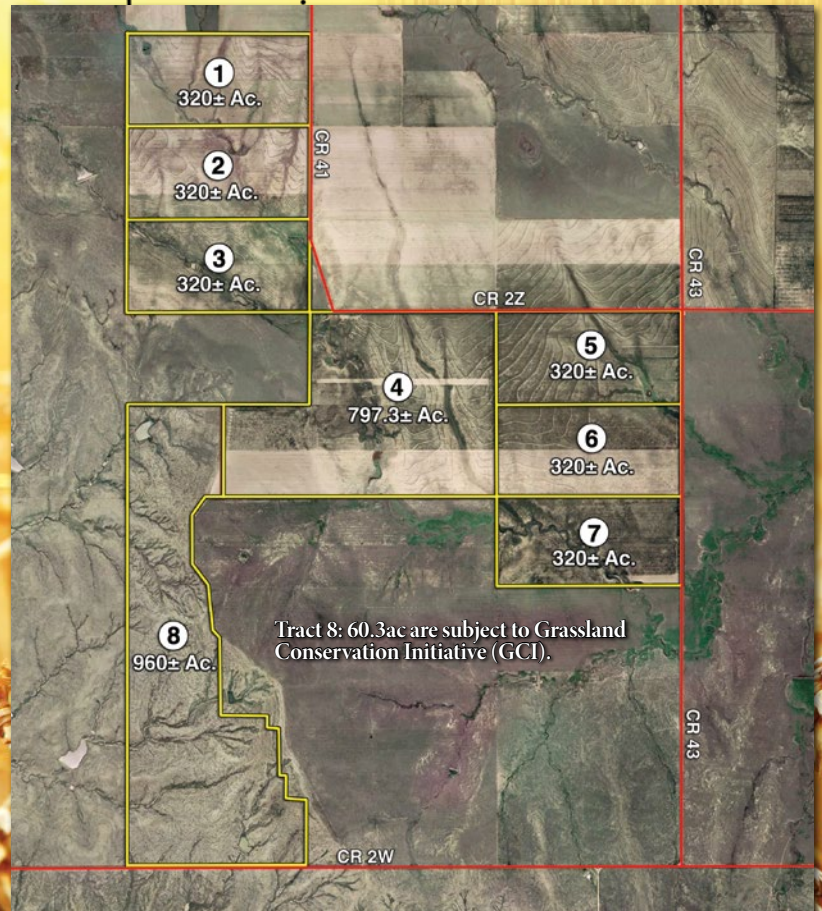
Tuesday, July 20th • 10am - 12noon

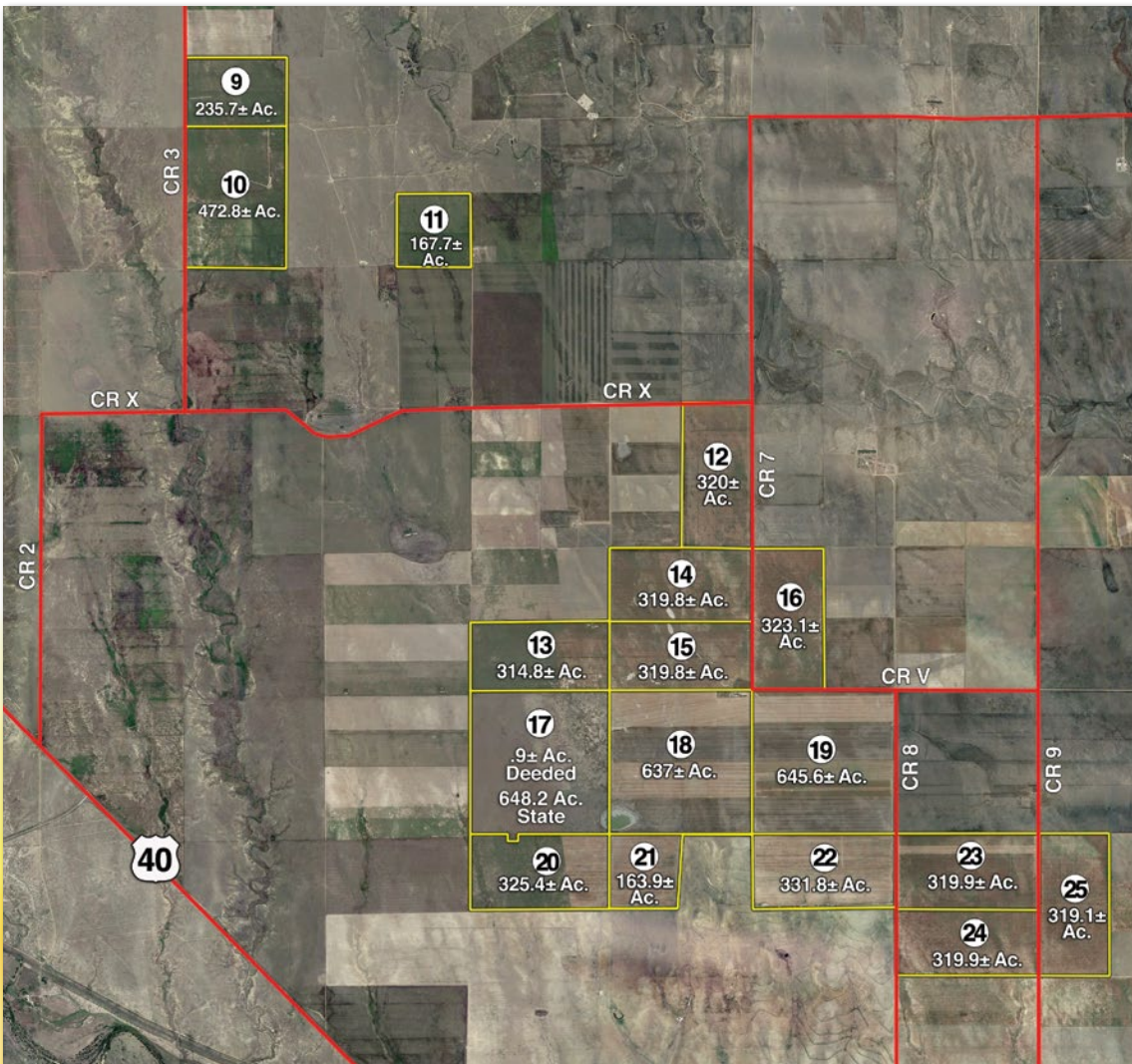
Lincoln County Fairgrounds

Community Building

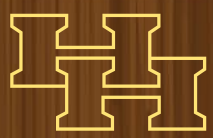
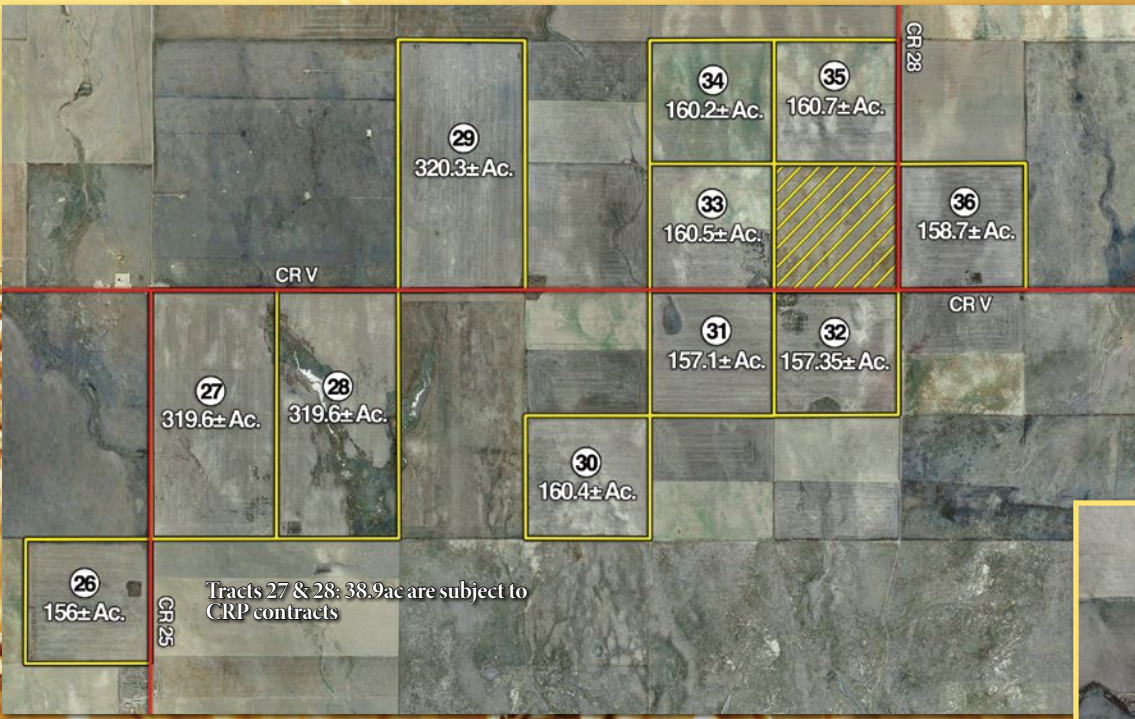
33747 County Rd 2W, Hugo, CO 80821

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





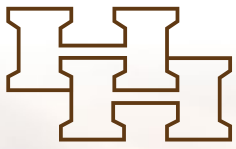
Auction Tracts	Assessed Acres	FSA Acres Cropland
*Tract 1	320.0	323.1
*Tract 2	320.0	311.7
*Tract 3	320.0	311.7
*Tract 4	797.3	787.9
*Tract 5	320.0	316.8
*Tract 6	320.0	321.0
*Tract 7	320.0	300.3
*Tract 8	960.0	--
Tract 9	234.7	207.1
Tract 10	472.8	452.1
Tract 11	167.1	166.0
Tract 12	320.0	310.9
Tract 13	314.8	319.2
*Tract 14	319.8	313.3
*Tract 15	319.8	313.3
Tract 16	323.1	317.6
Tract 17	0.9	--
*-State	636.0	--
Tract 18	637.0	628.0
Tract 19	645.6	634.3
Tract 20	325.4	329.9
Tract 21	163.9	157.2
Tract 22	331.8	319.1
*Tract 23	319.9	315.9
*Tract 24	319.9	315.9
Tract 25	319.1	312.4
Tract 26	156.0	159.3
*Tract 27	319.6	302.3
*Tract 28	319.6	302.3
Tract 29	320.3	317.2
Tract 30	160.4	159.5
*Tract 31	157.4	146.6
*Tract 32	157.4	157.7
*Tract 33	160.5	157.4
*Tract 34	160.2	157.4
Tract 35	160.7	158.3
Tract 36	158.7	156.1
Tract 37	155.6	128.7



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*Combined tract reports or limited data. Acres have been estimated.



Hall and Hall Auctions
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HALL AND HALL®

Broker's License: EA00006199



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Cheyenne & Lincoln Counties

FARMLAND 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.

