

COUNTY ROAD 58 | BURLINGTON | COLORADO 80807

— LAND FOR SALE —
KIT CARSON COUNTY

363.20 ACRES M/L

STEVE BRUERE | 515.222.1347
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CO LIC IA.100095578

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS
LISTING #17102

Peoples Company is pleased to offer a high-quality irrigated farm located in Kit Carson County, Colorado just 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 recently updated 12-tower 1991 Valley 6000, both being powered by a Minneapolis Moline HD800 engine.

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.

A principal of the selling entity is a licensed real estate agent in the State of Colorado.

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Infrastructure Map

● Gas Meter — Gas Line ● Water Well
● Electric Meter — Electric Line — Water Line

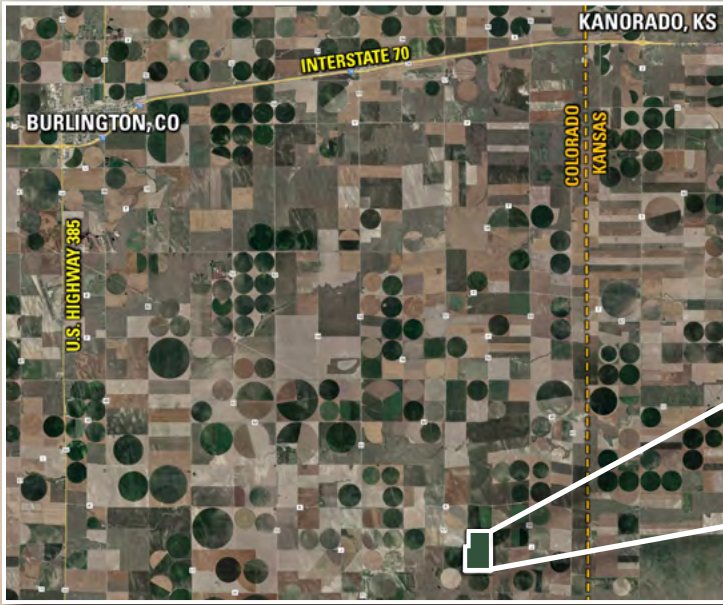


*All boundaries, lines, and meter/well locations are approximate.

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DIRECTIONS

From Burlington, Colorado: Head south on US-385 S for 8.9 miles. Turn left onto County Road K and continue straight for 7.0 miles. Turn left onto County Road 55 and turn right in 49 feet onto County Road K. Keep straight on County Road K for 3.1 miles. Finally, turn right onto County Road 58, and in one mile the destination is on your right.

From Kanorado, Kansas: Head west on Old US Hwy 24 for 3.9 miles. Turn left onto County Road 57 and continue south for 10.6 miles. Then, turn left onto County Road K and follow for 1.1 miles. Turn right onto County Road 58 and in one mile your destination is on the right.

Tillable Soils Map



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

Farm Program Information

FSA Cropland Acres: 357.15

Corn: 161.06 Base Acres with a PLC Yield of 142.

Wheat: 129.24 Base Acres with a PLC Yield of 56.



LISTING #17102



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17102



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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