BROKER'S NOTE:

EVIDENCE OF TITLE:

The day of the sale shall take precedence over printed material or oral statements. Property sold subject to Seller's confirmation.

MINERALS:

All minerals now owned by the Seller will go to the buyer, estimated 200 acres.

PRIMARY SOILS:

Baca Clay Loam 0 to 3% slope, Wiley Silt Loam 0 to 3% slope

CROP INSURANCE:

Wheat is insured through Crop Risk Insurance, LLC in Lamar, CO. At closing, coverage will be transferred to the Buyer and the Buyer will pay the premium. Copies of the coverage are available at the Buyers request.

GOVERNMENT PAYMENTS:

From the time of closing and all years thereafter, if any, the Buyer will receive all government payments.

TAXES:

$181.82 P.M.

Located in the South end of the property with pole and meter.

8.33 acres:

2675 ft 7/10 of Lot (1) Block 3, Miller Additon, Lamar, CO

IMPROVEMENTS:

Each unit has 2 bedrooms, 1 bath, kitchen, new plumbing and wiring, approximately 4 years on heating and AC. City of Lamar utilities, Total Base Area is 1216 sq ft.

TAXES:

$110.34

AUCTION CONDUCTED BY:

FARMER-STOCKMAN REALTY & AUCTION, LLP

30876 County Road 19, Granada, CO 81041
Phone (719) 336-2675

Licensed Real Estate Brokers in Colorado and Kansas

Please visit our web site at www.farmer-stockman.com or call for complete brochure.

Email: cty92217@centurytel.net

**LICENSED REAL ESTATE BROKERS IN COLORADO AND KANSAS**