

Private Auction

Bid by Phone Auction

160 Acres

Farmland in 2 Tracts

Baca County, Colorado

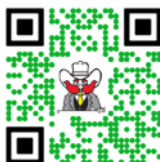
1 miles west of the Kansas line



Bidding will not end prior to **August 18, 2026**



Faulkner
REAL ESTATE, INC.



Associate Broker: **Chris Faulkner 620-575-6555**

Learn the high bid & bid by phone: 620-356-5808

More information at: www.faulknerrealestate.com

Land specialists in Kansas - Colorado - Oklahoma

Bidding will not end prior to **August 18, 2026**

Directions: From Stonington; go 4 miles south to Road T, 6 east, 1 south and 1 east to Road 56/M & 1 south to NE corner. (Signs posted)

Tract #1: Legal Description: Surface Rights ONLY in and to the Lot One (1) and the Southeast Quarter of the Northeast Quarter (SE/4 of NE/4) of Section 5-33-41, Baca County, Colorado.

Bidding Acres: 80

2025 Taxes: \$389.28 (Currently combined with Tract #2)

Mineral Rights: None included.

Tenant: 1/3,2/3 crop-share lease with Keenan Frownfelter.

Possession: Subject to existing lease.

Crops: 2027 wheat. Seller's share of wheat and associated expenses are included in the sale.

Soils: Approximately 69% Campo clay 0-2% slope, 25% Baca silt loam 0-1% slope and similar. Soil map available on our website.

Irrigation water Rights: None.

Note: Call today to learn the current high bid or to place your bids by phone!

Tract #2: Legal Description: Surface Rights ONLY in and to the Lot Four (4) and the Southwest Quarter of the Northwest Quarter (SW/4 of NW/4) of Section 4-33-41, Baca County, Colorado.

Bidding Acres: 80

2025 Taxes: \$389.28 (Currently combined with Tract #1)

Mineral Rights: None included.

Tenant: 1/3,2/3 crop-share lease with Keenan Frownfelter.

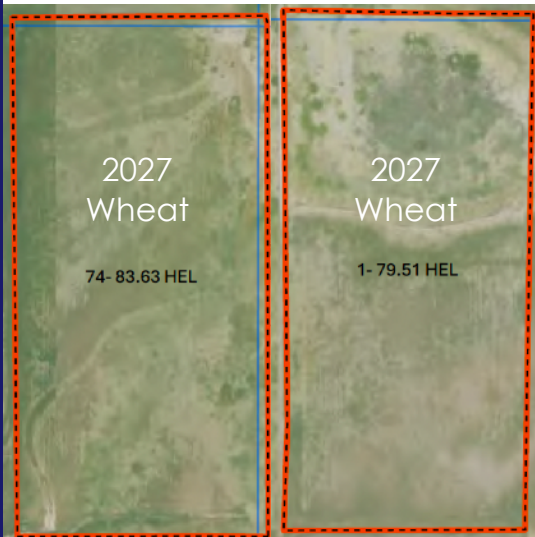
Possession: Subject to existing lease.

Crops: 2027 wheat. Seller's share of wheat and associated expenses are included in the sale.

Soils: Approximately 43% Wiley loam 1-3% slope, 38% Playa and 18% Baca silt loam 0-3% slope. Soil map available on our website.

Irrigation water Rights: None.

Note: Call today to learn the current high bid or to place your bids by phone!



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Chris Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as a Transaction Broker, or neutral party, and will act accordingly. Successful bidder will sign contract and deposit 10% earnest money with **Bison Title Company** as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Settlement will occur on or before **Thursday September 24, 2026. Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.