

INVESTMENT OPPORTUNITY FOR SALE KIT CARSON CO., COLORADO

**PASSIVE INCOME
TAX DEPRECIATION
LONG-TERM
TRIPLE-NET LEASE**

PROPERTY DESCRIPTIONS:

- 23,000 head hog farm that includes 8 barn locations spread over an 8-mile radius
- Located near the Colorado/Kansas state line, south of Burlington
- Fully turnkey operation
- 10-year triple-net lease in place
- Full legal description available online

LOCATION: SIGNS WILL BE POSTED!

CROPS: Subject to the tenant's rights, if any.

FSA INFORMATION:

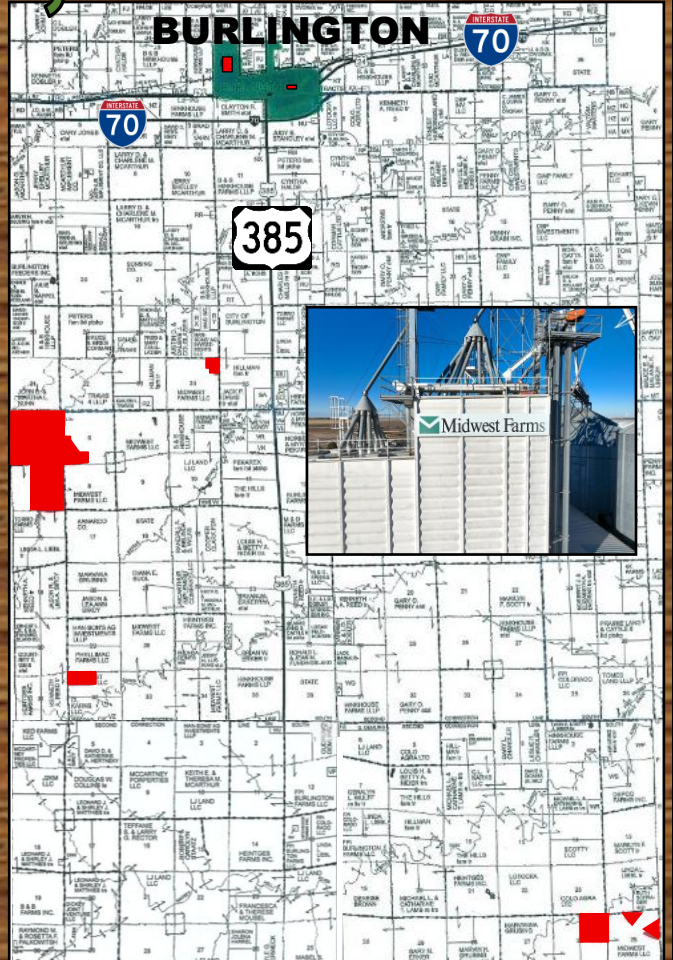
All future FSA payments will follow the crops and will be paid pursuant to FSA regulations.

POSSESSION: Date of closing, subject to Tenant's rights of Pipestone.

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

REAL ESTATE TAXES: Taxes for 2026 will be paid by the Tenant.

PRICE: \$53,000,000



Statements, while not guaranteed, are from reliable sources.

Facilities Included:

- Complete custom feed mill, including but not limited to:
 - 550,000 bushels of grain storage
 - Receiving truck scale for ingredients
 - Load-out truck scale
 - Full automation system
 - 80' x 120' mill building with office, meeting room, shop and more.
- Truck wash facility
- Work and maintenance shop
- Office building

Operations / Management:

- All facilities are operated and maintained by the lessee
- The property currently has a tenant
- Excellent management company in place



FARM & RANCH REALTY, INC.

CORY BUSSE, LISTING AGENT
785-332-8345

PO Box 947 • Colby, KS 67701

1-800-247-7863

DONALD L. HAZLETT
BROKER



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PO BOX 947
COLBY, KS 67701

CALL CORY FOR MORE INFORMATION @ 785-332-8345



- ✓ All buildings and facilities necessary for full operation of the hog farm
- ✓ 8 sow barn locations with a total capacity of 23,000 sows
- ✓ 1440 ± acres of non-irrigated farmland, located under or adjacent to the hog farm barns
- ✓ Farm ground associated with the hog farm
- ✓ Annual lease amount paid by tenants to farm owners: \$4,000,000
- ✓ Approximate lease income from the 1440 acres of farm ground: \$100,000

**VIEW Drone
Video Online**



VISIT OUR WEBSITE AT www.farmandranchrealty.com

