



HERITAGE LAND HOLDINGS AUCTION

Thursday, April 16th at 1PM



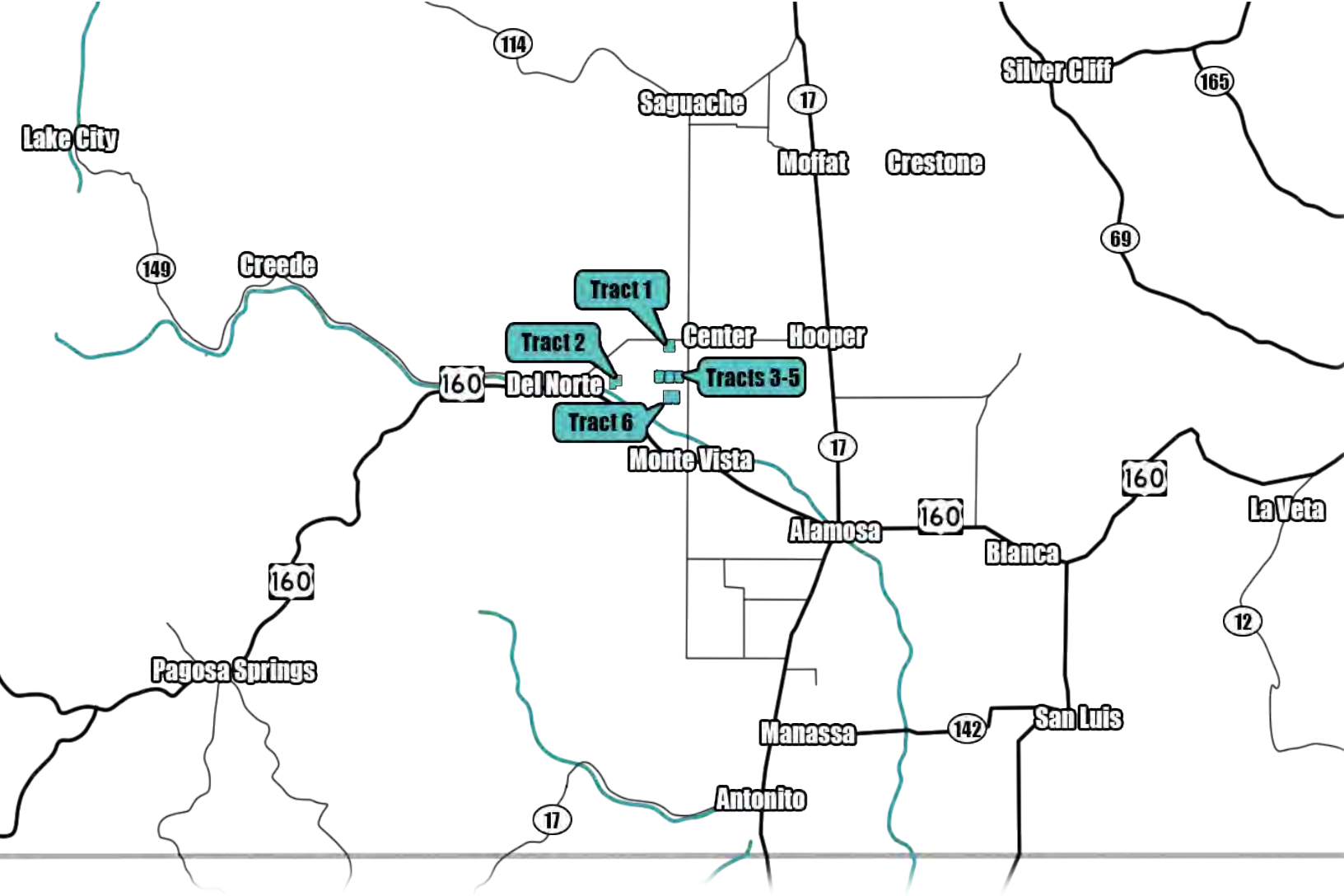
HALL AND HALL®

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Auction Location:
Ski Hi Complex - Monte Vista, CO
ONLINE BIDDING AVAILABLE

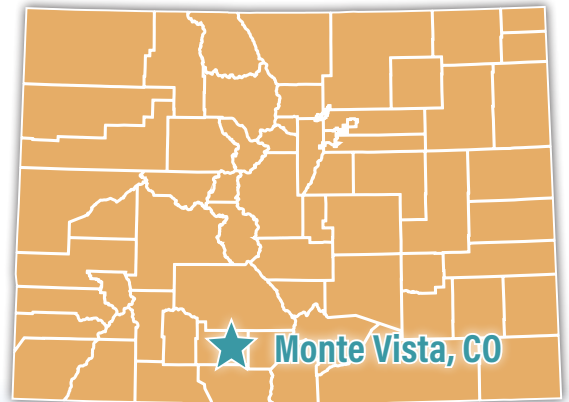
1,081± ACRES
OFFERED IN 6 TRACTS & COMBINATIONS

- Quality Investment Potential with Tenant Farmers/Custom Farming Options
- Highly Productive Farmland Producing Alfalfa and Potatoes
- Plentiful water with Senior Rio Grande Water Shares & Santa Maria Reservoir Company Shares
- Located in the San Luis Valley near Monte Vista, CO
- Two Country Homes with Barn & Numerous Outbuildings
- 300± Head Feedlot & Multiple Grain Bins



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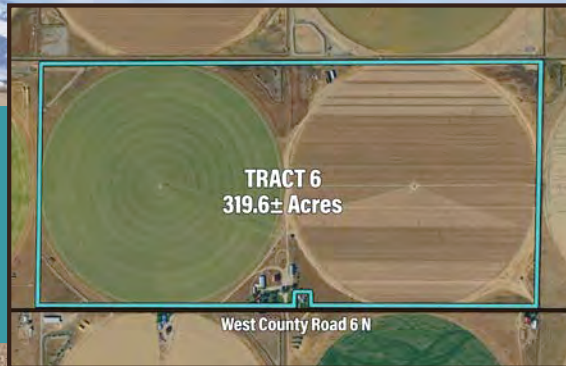
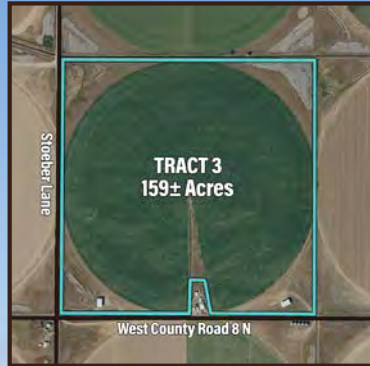
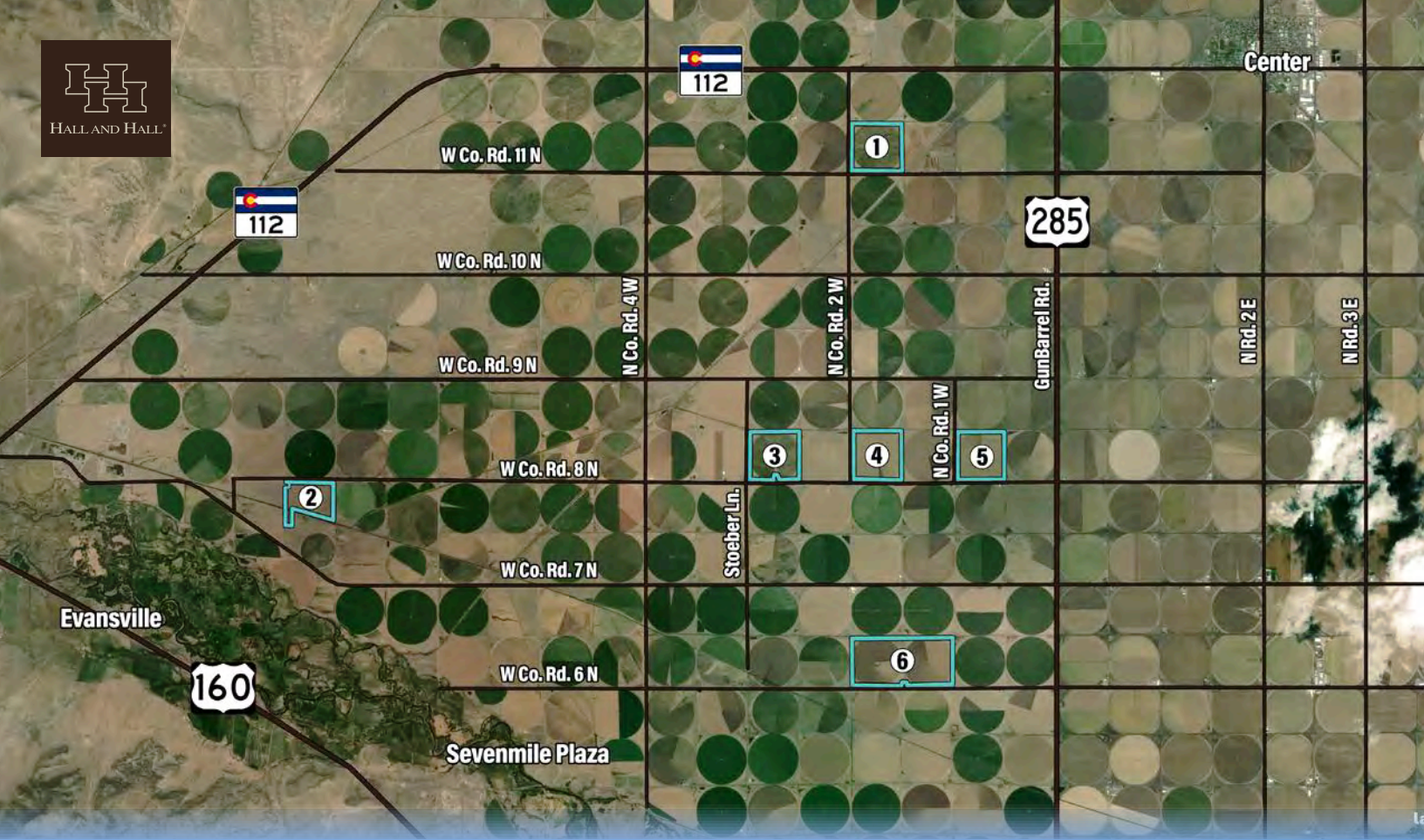
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TRACT 6 BUILDING PHOTOS





INFORMATION DAYS:

Meet a Hall and Hall representative at the headquarters on Tract 6 to learn more about the property and the auction process.

MARCH 27TH | 10AM - 12PM

APRIL 15TH | 1PM - 3PM

Additional showings available by request.

TRACT	LEGAL DESC. SUMMARY	ACRES	WATER SHARES
1	SW4 Sec 2 – T40N – R7E	160±	10 shares of Rio Grande & 10 shares of Santa Maria
2	PT of NE4 Sec 26 – T40N – R6E	126.5±	16 shares of Rio Grande & 20 shares of Santa Maria
3	PT of SW4 Sec 22 – T40N – R7E	159±	10 shares of Rio Grande & 10 shares of Santa Maria
4	SW4 Sec 23 – T40N – R7E	156.7±	10 shares of Rio Grande & 10 shares of Santa Maria
5	SW4 Sec 24 – T40N – R7E	160±	10 shares of Rio Grande & 10 shares of Santa Maria
6	PT of S2 Sec 35 – T40N – R7E	319.6±	20 shares of Rio Grande & 20 shares of Santa Maria
TOTAL		1,081±	



Hall and Hall Auctions
100 S. Cherry Ave. Unit 5B
Eaton, CO 80615
Broker: EA 100006199

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The Heritage Land Holdings Auction consists of 1081± acres of highly productive San Luis Valley farmland, offered in a sought-after agricultural region near Monte Vista, Colorado. Currently producing alfalfa and potatoes, the farm is supported by plentiful irrigation water, including senior Rio Grande water shares and Santa Maria Reservoir Company shares. Improvements include 2 country homes, well-maintained barn, and numerous outbuildings, providing both operational utility and rural lifestyle appeal. This property presents an exceptional opportunity for investors and operators seeking quality irrigated farmland in the heart of the San Luis Valley.



Summary of Terms: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 5% buyer's premium will be added to the final bid amount. The property is being sold "AS IS, WHERE IS" and without any contingencies including financing. Property closings will be set 30 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available. Contact our office for participation guidelines.

**Auction Location: Ski Hi Complex
2335 Sherman Ave. Monte Vista, CO 81144**

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