

Clark & Associates Land Brokers, LLC

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Presents

LINCOLN COUNTY ORGANIC FARM

Genoa, Lincoln County, Colorado



Listing Price: \$9,342,575

Location: Genoa, Lincoln County, Colorado

Size: 7,051± Total Acres

Estimated Real Estate Taxes: \$TBD

Property Features: Located on the Eastern Plains of Colorado is the expansive Lincoln County Organic Farm, consisting of 7,051± contiguous acres. Historically used to graze livestock, approximately 5,890± acres were converted to dryland organic wheat ground, with the first harvest taking place in 2025. The property was further diversified for the upcoming 2026 with farm ground planted in organic wheat, triticale, sunflowers and millet, with some ground left to volunteer crops. The current owners estimate there are approximately 1,100± acres that remain in native grass which have been used to graze cattle. There are five wells located on the property, with an extensive pipeline network to 13 livestock water tanks located throughout the property. Access is provided via four miles of Colorado Highway 109 along the western boundary of the property with an additional five miles of county road frontage throughout the property.

For additional information or to schedule a showing, please contact:

Cory Clark - Broker/Owner, REALTOR®

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Licensed in WY, CO, NE, MT, ND & SD

Ryan Rochlitz – Associate Broker, REALTOR®

Cell: 307-286-3307

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Licensed in WY, NE & CO

Notice to Buyers: Colorado Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**



The printed portion of this form, except for differentiated additions, have been approved by the Colorado Real Estate Commission, (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction -broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____.

BUYER _____ **DATE** _____

On _____, Broker provided _____
with this document via _____ and retained a copy for Broker's records.

BY: _____ DATE: _____