



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



LINCOLN COUNTY ORGANIC FARM
Genoa, Lincoln County, Colorado

A large, contiguous 7,051± productive acres with 5,890± organic crop acres and 1,000± grazing acres.

LOCATION & ACCESS

The Lincoln County Organic Farm is located approximately 1 mile south of Genoa, Colorado and I-70. The farm is easily access from approximately 4 ¼ miles of County Hwy 109 frontage along the western boarder of property and additional county road frontage on the western boundaries from County Road 34, County Road 3D, and County Road 3E.

Several towns and cities in proximity to the property include:

Genoa, Colorado (population 153)

Limon, Colorado (population 2,004)

Colorado Springs, Colorado (population 493,550)

Denver, Colorado (population 729,002)

1 mile north

13 miles west

85 miles southwest

101 miles northwest



SIZE AND DESCRIPTION

5,890± Organic Farm Acres
Approximately 1,000± Native Grass Grazing Acres
7,051± Total Deeded Acres

Located on the Eastern Plains of Colorado the Lincoln County Organic Farm is situated in the heartland of Colorado agriculture, in an area known for bountiful production. The property consists of approximately 5,890± acres of dryland/cultivated ground and approximately 1,100± acres of native grassland.

Historically, the Lincoln County Organic Farm was in native grass for livestock grazing. Throughout 2024, the majority of the property was converted to Winter Wheat, resulting in approximately 5,890± dryland crop acres. The entire property is certified organic. The wheat was harvested in 2025.

The property was further diversified with the planting of numerous crops for the 2026 including organic wheat, triticale, sunflowers, and millet.

Approximately 1,100± acres remain in native grass and grazed by livestock. Cattle typically stay on the property until November/December, or as weather allows. An abundance of water tanks throughout the property, with the addition of a set of livestock corrals, enhances the properties use for grazing.



REAL ESTATE TAXES

According to the Lincoln County treasurer's office, the approximate annual real estate taxes on the Lincoln County Organic Farm are \$14,021.

MINERAL RIGHTS

Any and all mineral rights owned by the Seller, if any, will be retained by Seller.

UTILITIES

Communications – Mid Rivers Coop

Water – domestic well

IMPROVEMENTS

There are no improvements on the subject property.

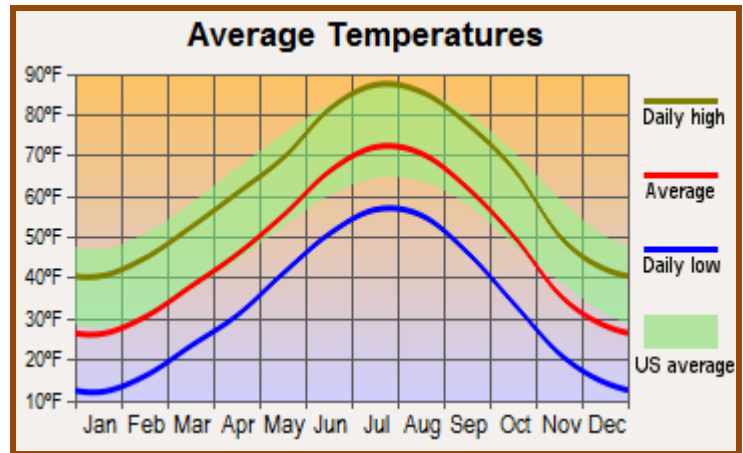
WATER RESOURCES

There are five wells located on the subject property, with a total of 13 livestock water tanks connected via an extensive network of pipeline. The tanks are strategically placed throughout the property.



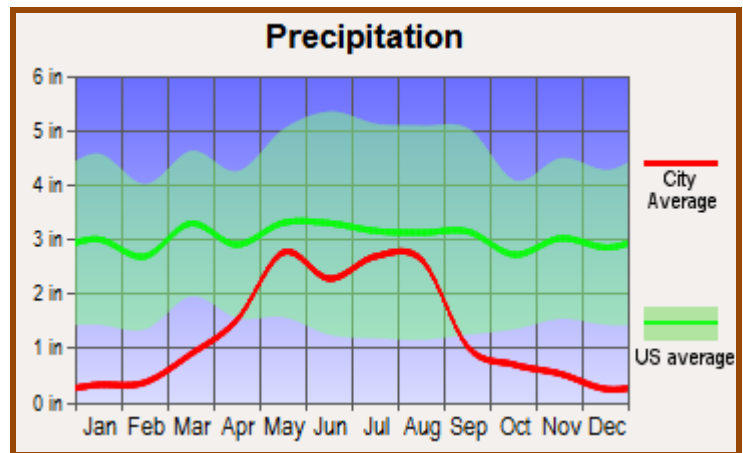
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Genoa, Colorado area is approximately 16.1 inches including 35.3 inches of snowfall. The average high temperature in January is 42 degrees, while the low is 21 degrees. The average high temperature in July is 87 degrees, while the low is 60 degrees. The charts to the right are courtesy of www.city-data.com.



AIRPORT INFORMATION

- **Limon, Colorado:** Limon Municipal Airport is located one mile from Limon, Colorado and offers two 300 ft. runways.
- **Colorado Springs, Colorado:** Colorado Springs Airport is the second busiest airport in Colorado, behind Denver and is operated in conjunction with Peterson Air Force Base. Commercial service is provided by carriers such as American, Delta and United with regional services provided by Allegiant, Southwest and Frontier Airlines. For more information visit <https://coloradosprings.gov/flycos>
- **Denver, Colorado:** Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.



COMMUNITY AMENITIES

Lincoln County, Colorado is a rural county on the Eastern Plains, named in honor of President Abraham Lincoln, with Hugo as its county seat and Limon as its largest town.

Covering 2,586 square miles, Lincoln County was founded in 1889 and remains sparsely populated, with just over 5,600 residents as of 2020. The county is characterized by wide-open prairies, agriculture—particularly wheat farming—and numerous small communities. Its location in eastern Colorado places it southeast of Denver, bordered by counties including Elbert, El Paso, Kit Carson, and Cheyenne. With a population density of only about two people per square mile, Lincoln County offers a quiet lifestyle, clear skies, and a strong sense of community centered around local events, fairgrounds, and open spaces.

GENOA, COLORADO: Originally established during the westward expansion of the railroad system, Genoa, Colorado currently offers limited amenities such as a post office, grain elevator and a town hall.

LIMON, COLORADO: Limon, Colorado is a small but significant town in Lincoln County, often called the “Hub City of Eastern Colorado” because of its location at the crossroads of major highways including Interstate 70 and US Highways 24, 40, 287 and Colorado Highway 71. Nestled on the high plains at an elevation of about 5,377 feet, **Limon** is home to just over 2,000 residents. Its position along major highways makes it a vital stop for travelers heading across the state. Historically, the town grew as a railroad hub, named after John Limon, a supervisor for the railroads in the region. Today, it blends its agricultural roots with modern conveniences, offering visitors a historic downtown, the Limon Heritage Museum & Railroad Park, and easy access to outdoor recreation. Limon has all the desirable amenities of a traditional, rural Colorado town. It has an excellent K-12 school system with a low student/teacher ratio, a full-time preschool, several banks and churches, restaurants, a town library, fairgrounds, hospital, an incredible nine-hole golf course, retail stores, and veterinary clinic. Limon is also home to Morgan Community College. Known for its friendly atmosphere and small-town charm, Limon serves as both a gateway to Colorado’s eastern plains and a resting point between Denver and Colorado Springs. Additional information about Limon can be found at <https://townoflimon.com/>



RECREATION & WILDLIFE

Lincoln County, Colorado offers a wide range of outdoor recreation opportunities, from fishing and hunting to hiking and stargazing, all set against the backdrop of the high plains.

Wildlife is abundant across Lincoln County and its surrounding areas, particularly in the state wildlife areas such as Hugo, Karval, and Kinney Lake. The vast open spaces provide habitats for deer, pronghorn, waterfowl, and a variety of bird species, making them popular for hunting, fishing, and birdwatching. The wide-open skies also make Lincoln County a prime destination for astronomy enthusiasts, with dark night skies perfect for viewing the Milky Way and meteor showers.

Together, these recreational and wildlife opportunities highlight the county's blend of prairie landscapes, cultural heritage, and natural beauty, offering both residents and visitors a peaceful yet adventurous escape.

Known as one of the nation's premier outdoor states, Colorado offers world-class recreation and an incredible diversity of wildlife, making it a highly attractive destination for outdoor enthusiasts. The state is home to 42 state parks, 4 national parks, 12 national forests, and 5 national wildlife refuges, all managed in part by Colorado Parks and Wildlife (CPW). These landscapes range from the Rocky Mountains to the eastern plains, providing opportunities for hiking, camping, skiing, rafting, and fishing. Wildlife thrives across these ecosystems: visitors may encounter Rocky Mountain elk, bighorn sheep, mountain lions, moose, and black bears, while birdwatchers can spot bald eagles and migratory waterfowl. Colorado's rivers and lakes also support species like the Greenback Cutthroat Trout, a native fish once thought extinct but successfully reintroduced. CPW issues hunting and fishing licenses, oversees more than 300 state wildlife areas, and works to conserve habitats while balancing recreation.

Colorado is a year-round playground for outdoor recreation, offering adventures across mountains, rivers, plains, and deserts. From world-class skiing and snowboarding in the Rockies during winter to hiking, mountain biking, and white-water rafting in summer, the state's diverse landscapes provide endless opportunities for exploration. Visitors can enjoy fishing in alpine lakes, horseback riding on scenic trails, or rock climbing in iconic spots like Eldorado Canyon.

Whether exploring alpine trails, watching wildlife in national parks, or enjoying water sports, Colorado offers a blend of adventure and conservation that connects people deeply to nature.



OFFERING PRICE

\$9,342,575

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$300,000.00 (Three Hundred Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

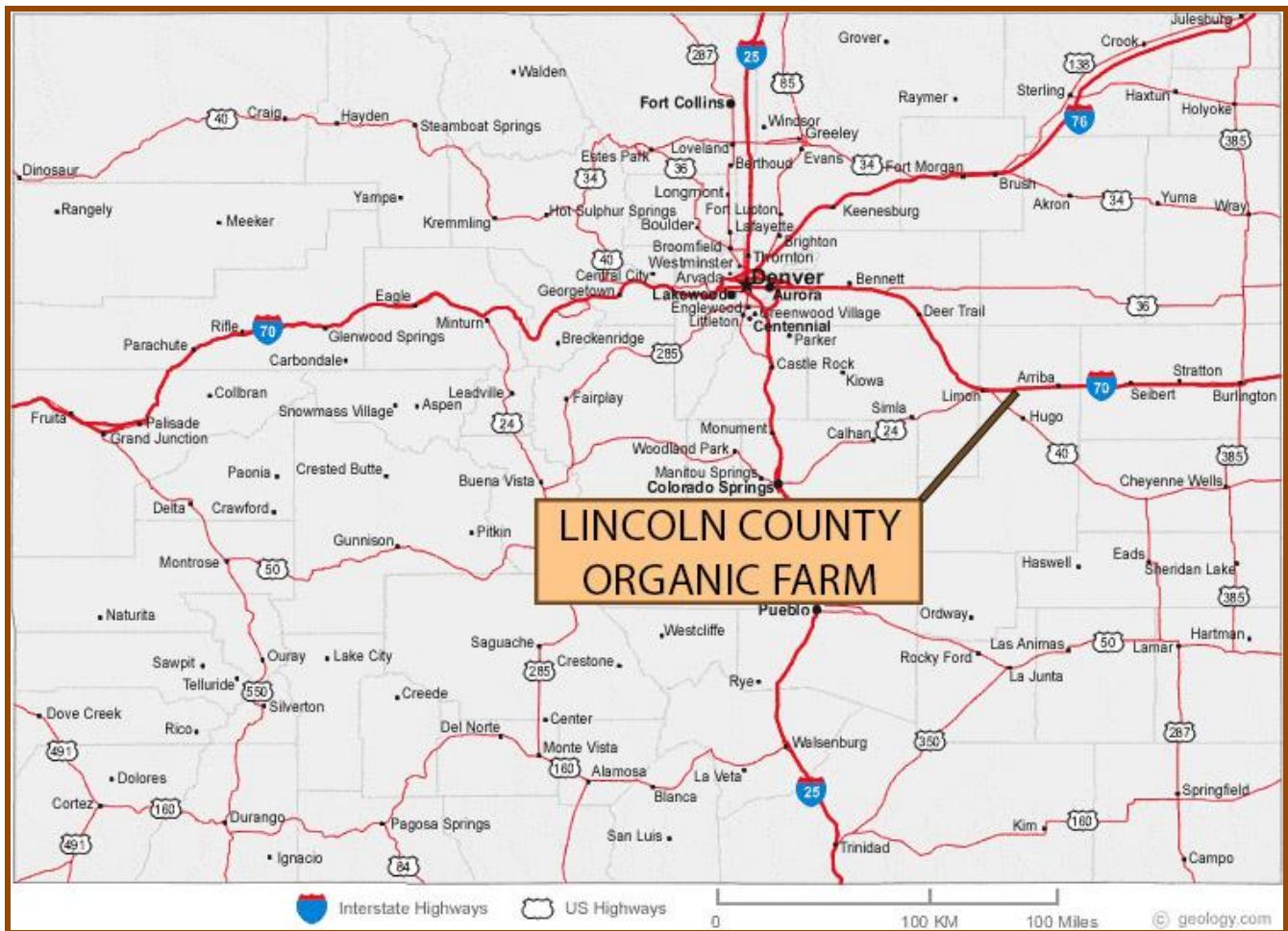
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

Notice to Buyers: Montana 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.**

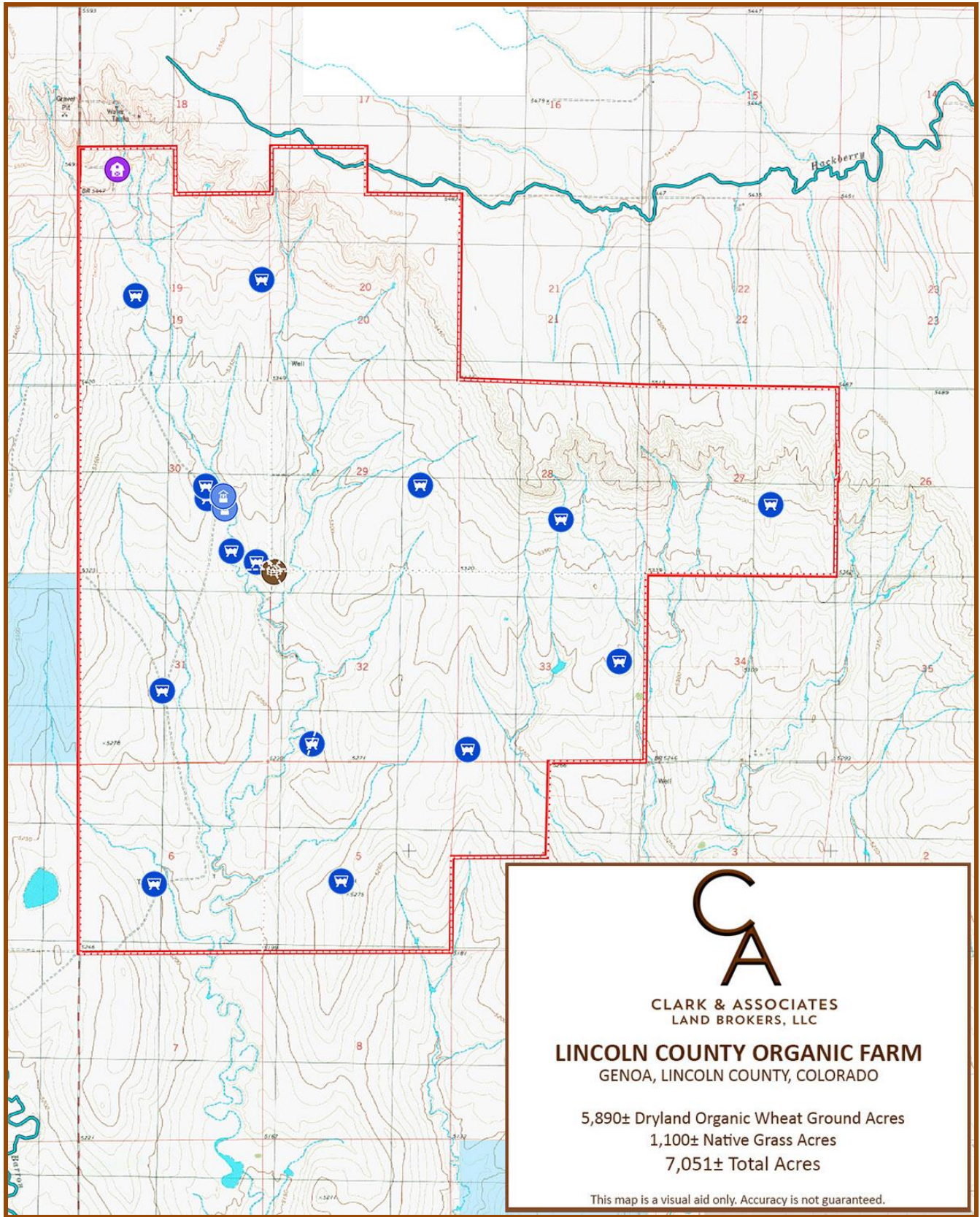
STATE LOCATION MAP



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

LINCOLN COUNTY ORGANIC FARM TOPO MAP



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



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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: _____