

ABSOLUTE

Selling to the highest bidder(s)

AUCTION

N O R T H S T A R F A R M



5,400± acres of land - Offered in 4 parcels



J P. KING

Est. 1915

Saguache County, Colorado

SEPTEMBER 14

Thursday 11:00AM (MT)

NORTH STAR FARM

One of Colorado's largest and most productive alfalfa farms



CONTIGUOUS

By having your facilities, machinery and fields all in one location, you save time and gain the efficiency that can make a big difference in profitability.

PROVEN

North Star Farm has operated as a successful alfalfa farm for years, producing 5.1 tons per acre of high quality alfalfa with excellent feed values of 185 in both 2004 and 2005.

COMPLETE

This farm has everything required for successful and productive alfalfa farming, including:

- Productive soil
- Water - 3,913± acres irrigated by pivots, with water supplied by 30 wells
- 14 grain bins - 10k bushels each
- 10 storage barns - 1k ton each
- Certified scales
- 2 homes and workshop
- Full line of equipment also available



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Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM

AUCTION

This is your
.....
INVITATION



WATER RIGHTS

.....

Irrigation provided by 30 wells, with a total of 240± acre-feet of state decreed water rights within the Rio Grande Water Conservation District.

EQUIPMENT PACKAGE

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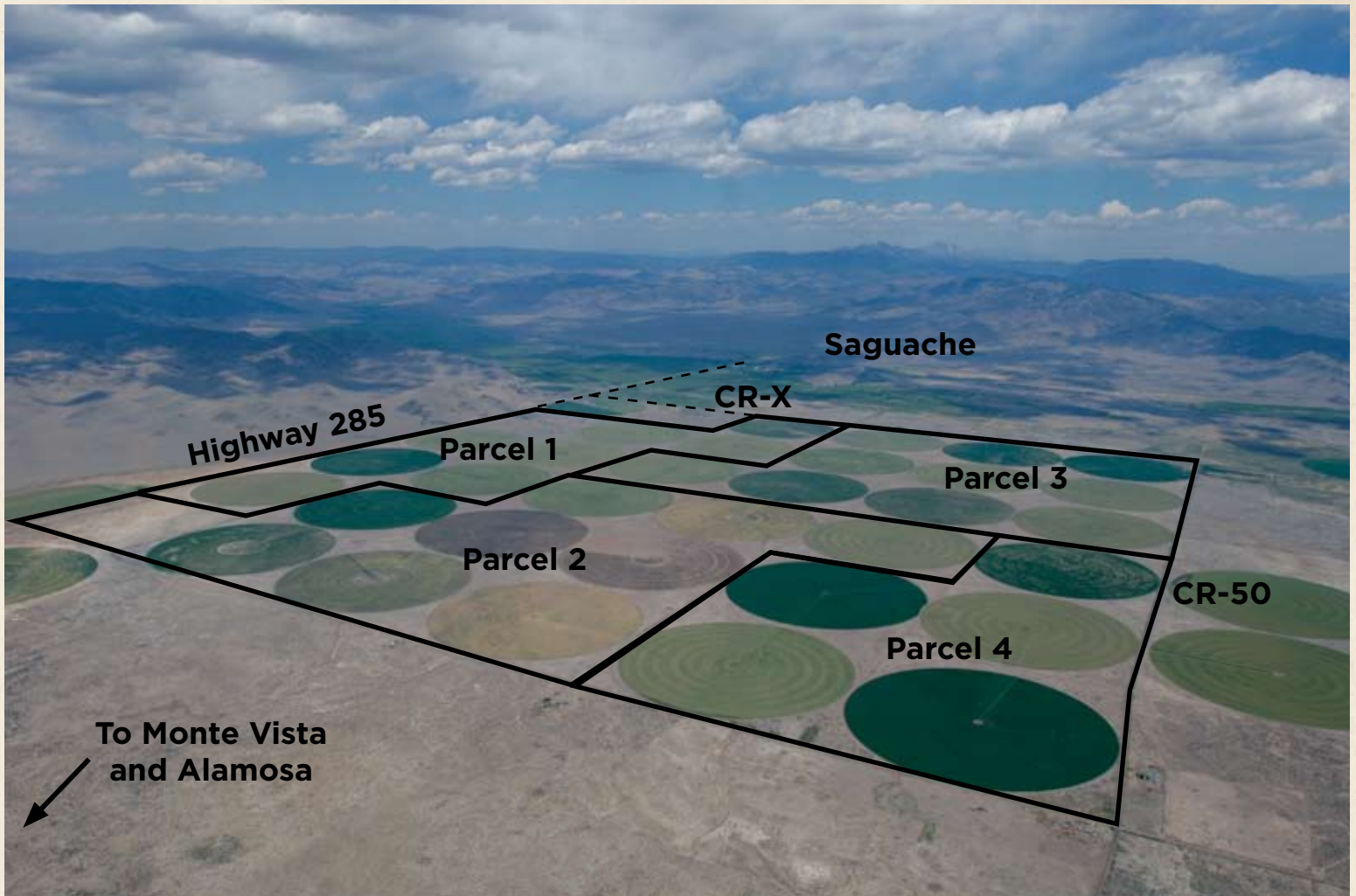
Also offered for sale is a complete package of equipment including virtually everything needed for a successful operation. Among the dozens of items are five Case IH Tractors, a Caterpillar D4H Dozier, two Hesston 4910 balers with accumulators, plows, mowers, a cultivator and much more. For details, call 800.558.5464 or visit www.jpking.com.



North Star Farm is surrounded by some of Colorado's most breathtaking Rocky Mountain sights and attractions, including the Great Sand Dunes National Park, San Juan National Forest and Gunnison National Forest.

5,400[±] ACRES OF LAND

Selling absolute to the highest bidder(s)



Sales Map for Illustration Purposes Only

PARCEL 1

1012.9[±] irrigated acres with a total of 8 center pivots. Caretaker's home, certified scales, grain bins, storage barns, and workshop

PARCEL 2

1083[±] irrigated acres with a total of 9 center pivots. Owner's home.

PARCEL 3

1231.6[±] irrigated acres with a total of 10 center pivots.

PARCEL 4

585.9[±] irrigated acres with a total of 5 center pivots.



Hunters from all over the United States come to Colorado for its populations of Elk, Antelope and other big game. With popular national forests just minutes away, you'll have easy access to world class hunting, fishing, hiking and other outdoor sports.

800.558.5464

www.jpking.com

AUCTION

AUCTION INFORMATION

Please contact the Auction Information Office for further details regarding the auction and the property.

800.558.5464 Fax: 256.546.3311

auctioninfo@jpking.com

AUCTION REGISTRATION and SALE SITE

A cashier's check in the amount of \$25,000.00 per parcel made payable to the bidder will be required to register to bid. A \$100,000.00 cashier's check made payable to the bidder will be required to register to bid on the entirety. Registration begins at 9:30 A.M. (MT). The sale begins at 11:00 A.M. (MT). The auction will take place on-site at 20455 County Road 47.5, Saguache, CO.

The package of the equipment will be offered immediately following the auction of the real estate. A \$25,000.00 cashier check made payable to the bidder will be required to bid on equipment. A complete list of the equipment is available on-line in the Property Information Package. The equipment is selling subject to owner confirmation.

BUYER BROKER PARTICIPATION

Up to a 3% commission will be paid to any properly licensed buyer's Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker registration forms are available from the Auction Information Office. Forms must be completed and returned no later than 48 hours prior to the auction.

BUYER'S INCENTIVE

A Buyer's opening bid incentive discount is available to bidders who register according to the Buyer Incentive Guidelines. Forms are available from the Auction Information Office. Forms must be completed and returned no later than 48 hours prior to the auction.

BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

PROPERTY TOUR & ONSITE OFFICE

An auction representative will be available beginning August 31st through auction day from 10:00 A.M. until 5:00 P.M. Monday through Saturday; 1:00 P.M. until 5:00 P.M. on Sunday. You may contact the J. P. King Auction representative directly at 256.504.0453, during these designated dates.

INFORMATION PACKAGE

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at www.jpking.com. Click on the "Upcoming Auctions", click auction of choice, click "Online Property Information Package".

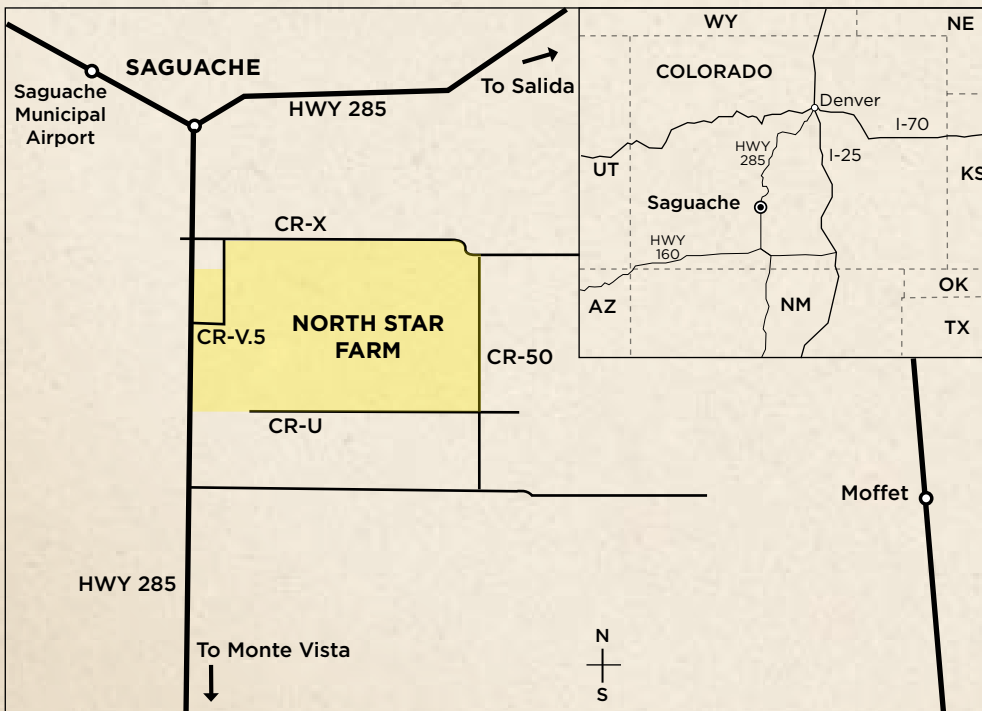
TERMS

A ten-percent (10%) down payment will be due immediately after being declared the buyer. The balance is due in cash at closing within 30 days.

You Are Offered This Personal

INVITATION

North Star Farm



DIRECTIONS TO PROPERTY

From Monte Vista, CO- Travel North on Highway 285 approximately 31 miles and turn right on CR-V.5, which is the entrance to North Star Farms.

From Saguache, CO- Travel South on Highway 285 approximately 3.5 miles and turn left onto CR-V.5, which is the entrance to North Star Farms.

You Are Offered This Personal

I N V I T A T I O N

North Star Farm, Saguache County, Colorado

ABSOLUTE AUCTION



SEPTEMBER 14

[*5,400± acres, offered in parcels • Selling absolute to the highest bidder(s)*]



J P . K I N G

108 Fountain Ave. Gadsden, Alabama 35901

Est. 1915

800.558.5464

www.jpking.com

First Class Presort
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#632-06 DISCLAIMER: Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. Announcements made at the auction supersede all printed material. For compliance with SECT 1018 of the RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992, interested purchasers have a ten (10) day inspection prior to auction. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc. Some photos may feature terrain, wildlife, activities and lifestyle characteristics that could be associated with the property, but not be images of the property itself.