

SALES: 2008

COMBINATION IRRIGATION, DRY FARM & GRASS

PARCEL #	LEGAL	GRANTOR	GRANTEE	RECPT.#	DATE	CLASS	ACRES	TOTAL \$	\$/ACRE
226124300069	SE4 SEC. 24-6-52	DINE, MCKAY & JAMES	CL. KARKS, A COLO. LIMITED PARTNERSHIP	328829-831	Jan-08	1-FL IRR 2-FL IRR 1-G	79.9 7.4 73.34		
							<b>160.64</b>	\$115,300	\$718
331118100111	S2,W2NE,E2NW-18; N2-19-14-58	RALPH L JURY ESTATE	GOLDEN ACRES, LLC	328853	Jan-08	4-F 4-G	533 248		
							<b>781</b>	\$316,000	\$405
337914100030	ALL LESS NENE-14, ALL: 15,22,23,27-15-57	GRACE K SCHACK	R WAYNE,BILLIE J & JARED WILLIAMS	328793/805	12/07;01/08	5-F 4-G	330.4 2829.6		
							<b>3160</b>	\$426,600	\$135
2583328200046	W2 SEC. 28-8-53	WILBURN & ADELLA JAQUES	JOHN R & JUDITH M DEAN TRUSTEES	329071	Feb-08	2-F 1-G	277 43		
							<b>320</b>	\$120,000	\$375
258322300037	SW4 SEC. 22-9-55	STANLEY J MARTIN	L I FISHER FAMILY LIM. PARTNERSHIP	329118	Mar-08	3-F 2-G	76.7 83.3		
							<b>160</b>	\$56,000	\$350
330904100108	LOT 1, LOT 2, S2NE4 SEC. 4-14-59	BILLY B & VIRGINIA L STRICKLAND	MUNSON JAMES & ALECIA K JT	329348	Apr-08	4-F 3-G	120 40		
							<b>160</b>	\$120,000	\$750
225935200066	NW4, S2 LESS 55 AC. TR. SEC. 35-6-53	HARVEY G MARTIN	WM. E BLEDSOE IV & JAMES H BLEDSOE	329451	Apr-08	1-F 1-SP/IRR	305 120		
							<b>425</b>	\$237,000	\$558
232105100101	N2 SEC. 5-7-53	TONY WILDMAN, ETAL	SHAWN A SCHULTE	329437	Apr-08	2-F 1-G	290.7 31.3		
							<b>322</b>	\$150,000	\$466
257719100085	E2, NW4 SEC. 19-9-52	WILMA P MOSHER	CRYSTAL SPRINGS RANCH, INC.	329576	May-08	3-F 2-G	428 51		
							<b>479</b>	\$219,400	\$458
226101300070	SW4 SEC. 1; NW4,S2 SEC. 12-6-52	JOHN E MELIA	GARY & KARLA SAFFER	329652	Jun-08	1-F 1-G	490.1 149.9		
							<b>640</b>	\$298,000	\$466
226102100003	LOTS 1-10,SW,N2SE SEC. 2; ALL SEC. 3-6-52	M & B FARMS, LLP	DANIEL L & JANETH R CROUCH	33032-033	Jul-08	1-F 1-G	547.5 848.5		
							<b>1396</b>	\$585,200	\$419
						WEIGHTED:			
						TOTAL		TOTAL	TOTAL \$
						ACRES	<b>8003.64</b>	\$	PER ACRE
								<b>\$2,643,500</b>	<b>\$330</b>

SALES: 2008

COMBINATION DRY FARM & GRASS

WITH IMPROVEMENTS

PARCEL #	LEGAL	GRANTOR	GRANTEE	BK/PG	DATE	CLASS	ACRES	TOTAL \$	\$/ACRE	# IMP	HOUSE
285327300046	S2S2 SEC. 27, ALL SEC. 34-11-56	ZEPHIA K HOLLOWELL ESTATE	GORDEN & NANCY HOLLOWELL	330598	Dec-09	3-F 2-G	226.8 573.2				
							<b>800</b>	\$273,900	\$342	NUMEROUS	1

SALES: 2008

GRAZING

PARCEL #	LEGAL	GRANTOR	GRANTEE	RECPT.#	DATE	CLASS	ACRES	TOTAL \$	\$/ACRE
279732200108	40.06 AC. PARCEL IN NW4 SEC. 32-10-54	BENNIE & LINDA ORRELL	TODD R & LINDA M MESSER	328855	January-08	2-G	40.06	\$14,000.00	\$349
226134400044	SE4-34-6-52	DOLLY TELLENBACH	JAMES H & NELDA F WITT	328920	January-08	1-G	160.00	\$64,000.00	\$400
311502300027 & 280121200019 & 280133100024	311503100006 & 311511100028: SW4-2,ALL-3,S2-4,ALL-11-13-55	RAVENKAMP LAND LLC	WITHERS LAND COMPANY	329206	March-08	3-G	1767	\$387,200.00	\$219
357122100015	W2-21,S2-22,ALL:27,2833,W2W2-34-10-52	CRYSTAL SPRINGS RANCH INC.	NICOLAS T & MANDY L SCOTT	329321	March-08	2-G	2720	\$703,200.00	\$259
232723300020	ALL 22-16-59	KATHYRINE O ANDERSON	CHAD & TERESA ANDERSON	329258	March-08	4-G	640	\$89,600.00	\$140
284920100053	SW4 SEC. 23-7-55	JAMES D JACKETT	JASON & AMY L VICE	329454	April-08	1-G	160	\$35,000.00	\$219
258502200003	ALL LESS NW4NW4 SEC. 20-11-54	PERRY LYNN JOSEPH WIDHALM	THOMPSON & THOMPSON	329902	July-08	3-G	600	\$175,800.00	\$293
306102100002	NW4(159.95 AC.M/L) SEC. 2-9-56	WM. & GLADYS MONKS	TRI-STATE GEN. & TRANS. ASSOC.	330100	September-08	2-G	159	\$192,000.00	\$1,208
	N2 SEC. 2-12-53	ANTHONY W & STACY J VICK	SYLVIA RUTH VICK	330591	December-08	3-G	325	\$65,000.00	\$200

WEIGHTED:

TOTAL ACRES	TOTAL \$	TOTAL \$ PER ACRE
6571	\$1,725,800	\$263

SALES: 2008

GRAZING

IMPROVED SALES

PARCEL #	LEGAL	GRANTOR	GRANTEE	BK/PG	DATE	CLASS	ACRES	TOTAL \$	\$/ACRE	# IMP ON TAX ROLL	HOUSE
285126200088/89	127.8 AC IN NW4NE4,N2NW4 26-11-55	RAY. G & KARIN MELHUIH	DAVID K & D NADYNE POSS	329200	March-08	6	127.80	\$135,000.00	\$1,056	6	1
258302100094	153 AC.+/- IN N2 & SE4 SEC. 2-9-55	TOWNS FARMS LLC	ALBERT J LEACH	329827	July-08	5	153.00	\$80,000.00	\$523	5	1

WEIGHTED:

TOTAL ACRES	TOTAL \$	TOTAL \$ PER ACRE
280.80	\$215,000	\$766

SALES: 2008

FALCON RANCH TRACTS AND  
LINCOLN RANCH, LLC

PARCEL #	LEGAL	SELLER	BUYER	RECPT.#	DATE	CLASS	ACRES	TOTAL \$	\$/ACRE
338330300053	NW4SW4(TR. #25) SEC.30-15-59	N.,R.L.L. EAST LLC	BEATRIZ MILIA	328944	Jan-08	VACANT	41.83	\$19,600	\$469
338330100131	NW4NE4(TRACT 13) SEC. 30-15-59	ROBERT T NELSON	VICKIE JO MULLIN	329151	Mar-08	VACANT	40	\$33,400	\$835
338319300049	N2SW4SE4, N2SE4SW4 19-15-59	LINCOLN RANCH, LLC	ALENA EWELL, NICOLE LARSON	330402	Nov-08	VACANT	40	\$19,900	\$498

WEIGHTED:

TOTAL	TOTAL	AVERAGE \$
ACRES	\$	/ ACRE
121.83	\$72,900	\$598

SALES: 2008

IMPROVED SALES  
FALCON RANCH TRACTS AND  
LINCOLN RANCH, LLC

PARCEL #	LEGAL	SELLER	BUYER	RECPT.#	DATE	CLASS	ACRES	TOTAL \$	\$/ACRE	# IMPROV	# HOUSES
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WEIGHTED:

TOTAL	TOTAL	AVERAGE \$
ACRES	\$	/ ACRE
0.00	\$0	#DIV/0!

**SALES: 2008**

**L.D.S. TRACTS**

PARCEL #	LEGAL	SELLER	BUYER	RECPT.#	DATE	CLASS	ACRES	TOTAL \$	\$/ACRE	# IMPROV	# HOUSES
331307200040	TR. IN S2NW4 SEC. 7-14-57	MONTOYA & KAY	CHARLES J & MARYANN TANZELLA	329014/015	Feb-08	RESIDEN	40.4	\$14,000	\$347	0	0
331308200058	TR. IN N2NW4 SEC. 8-14-57	CLINTON A & ZORAH I FRAZIER	TAD A & NICOLE F SLATTER	330241	Sep-08	AG	36.24	\$10,000	\$276		
331111400078	TR. IN SE4 SEC. 11-14-58	ANDREA, ZACHARY & BRUCE HASS	MICHAEL O & SHEILA M ARD	330245	Sep-08	VAC. LAND	39.22	\$18,000	\$459		
331306100021	E2W2NE4 6-14-57	RICHARD D BENDT, ETAL	PENGUIN HILL, LLC	330426	Nov-08	AG	39.01	\$9,800	\$251		

**WEIGHTED:**

TOTAL	TOTAL	AVERAGE \$
154.87	\$51,800	\$334

**SALES: 2008**

**IMPROVED COUNTY TRACTS**

PARCEL #	LEGAL	SELLER	BUYER	RECPT.#	DATE	CLASS	ACRES	TOTAL \$	\$/ACRE	# IMPROV	# HOUSES	# MH
331115400107	NE4SE4 SEC. 15-14-58	FEDERAL NATIONAL MTG	JOHN S & DONNA J MOODY	329462	May-01	4-G	40	\$85,000	\$2,125	3	1	
337318100020	6.68 AC. IN NE4NW4 SEC. 18-15-54	JOHN K SHROYER & DEB. J. FRENCH	CODY & DIANNE CLARK	330077	Sep-08	4-G	6.68	\$62,500	\$9,356	4	1	
252933200064	36 AC. M/L IN NW4NW4 SEC. 33-8-55	DELMAR & AVRIL BEATTIE	TYLER P DEAN	330249	Sep-08	41400	36	\$101,100	\$2,808	3	1	
279330100049	4 AC. TR. IN NE4NE4 SEC. 30-10-56	DELMAR L BEATTIE	CMH HOMES, INC.	330282	Oct-08	41200	4	\$27,000	\$6,750	1		OLD MH
284906400016	10 AC. TR. IN NE4SE4 SEC. 6-10-54	LORITA FORRISTALL EST.	TRAVIS & LISA MILLER	330455	Nov-08	41200	10	\$71,000	\$7,100	3	1	
279330100049	4 AC. TR. IN NE4NE4 SEC. 30-10-56	CMH HOMES, INC.	BOBBIE KEENAN	330464	Nov-08	41200	4	\$99,700	\$24,925	2		NEW MH
							<b>WEIGHTED:</b>					
							TOTAL	TOTAL	AVERAGE \$			
							ACRES	\$	/ ACRE			
							100.68	\$446,300	\$4,433			

SALES: 2008

SOUTH LIMON TRACTS

											ADJUSTED(LESS IMP)		
PARCEL #	LEGAL	SELLER	BUYER	BK/PG	DATE	ACRES	TOTAL \$	\$/ACRE	# IMPROV	# HOUSE	# MH	TOTAL \$	\$/AC

SALES: 2008

NORTH LIMON TRACTS

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PARCEL #	LEGAL	SELLER	BUYER	BK/PG	DATE	#ACRES	TOTAL \$	\$/ACRE	# IMPROV	HOUSE	MH
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WEIGHTED:

TOTAL	TOTAL	TOTAL \$
ACRES	\$	PER ACRE
0	\$0	#DIV/0!

SALES: 2008

FOXX MESA RANCH

W2 SEC. 17; SEC. 18 E. OF C.R. 2; W2 SEC. 20 T14S R59W

PARCEL #	LEGAL	SELLER	BUYER	RECPT.#	DATE	#ACRES	TOTAL \$	\$/ACRE	# IMPROV	HOUSE	MH
								#DIV/0!			

WEIGHTED:

TOTAL	TOTAL	TOTAL \$
ACRES	\$	PER ACRE
0	\$0	#DIV/0!