

**KIOWA COUNTY
GRASSLAND**

**Listing Price:
\$100,800 /\$633 per ac.**



**TOWNSHIP 20 SOUTH, RANGE 51 WEST
SE4 SECTION 21**

LISTING # 24027



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Features:

- Located south of Haswell, CO
- 159.33± grassland acres
- \$2,868 annual payment / expiring in 2032
- GRP contract will be prorated to date of close
- Primarily Class IV Soils
- 2023 taxes \$207.14



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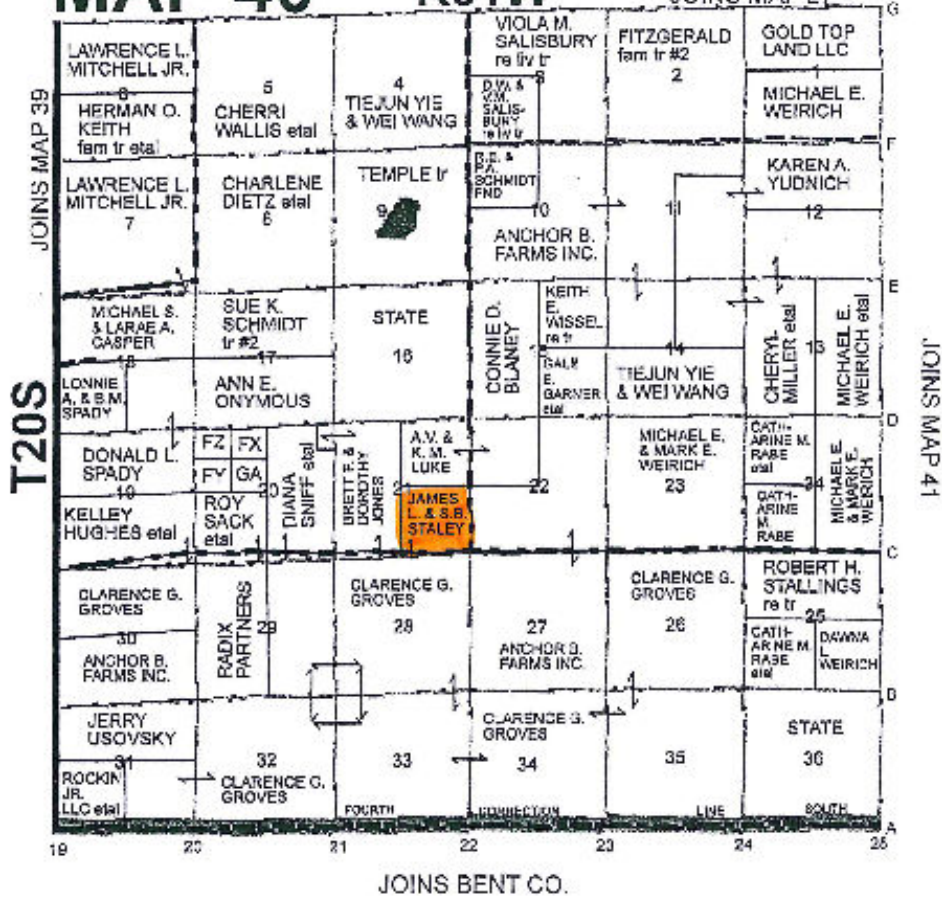


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MAP 40

R51W

JOINS MAP 27



T20S

JOINS MAP 41

JOINS BENT CO.



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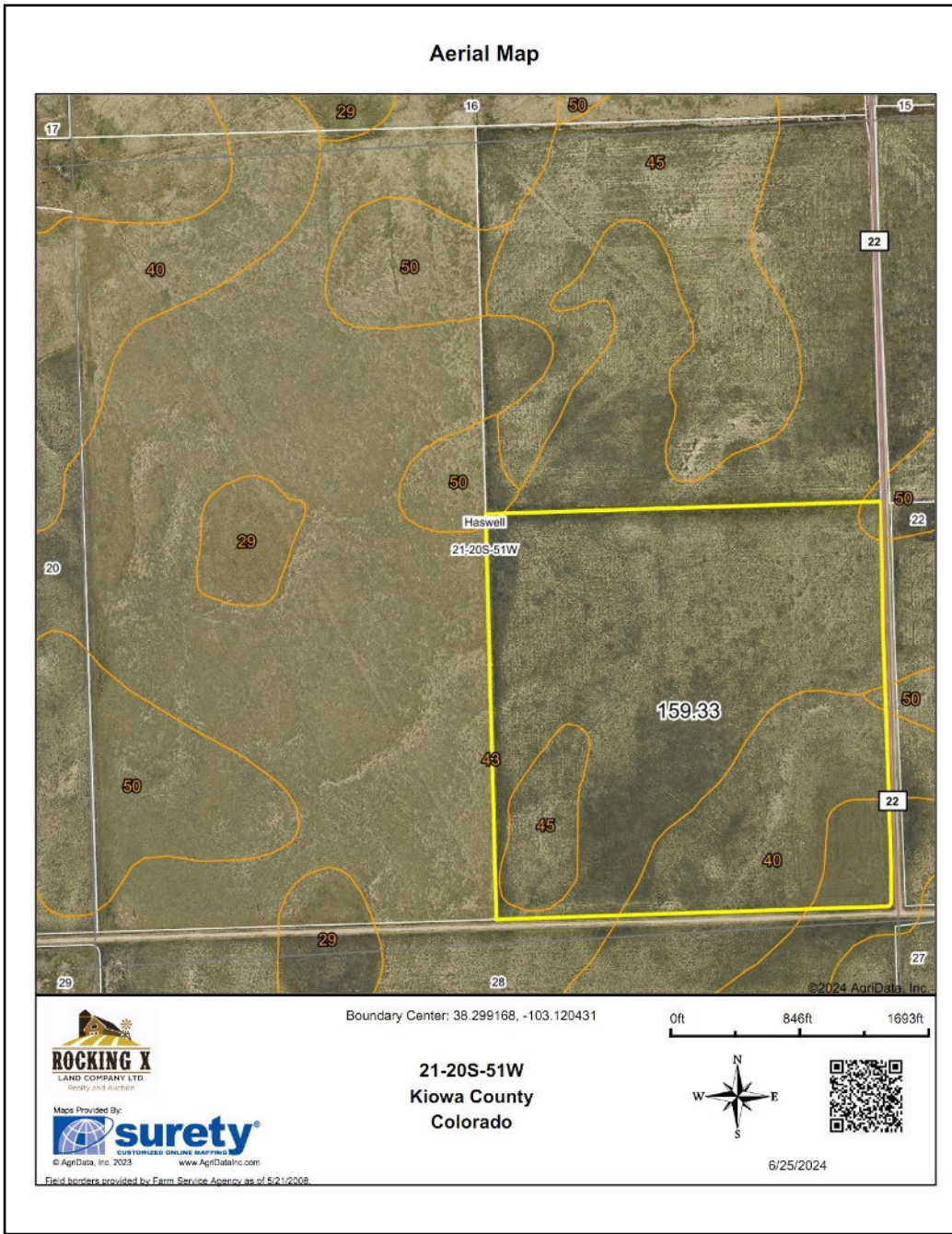
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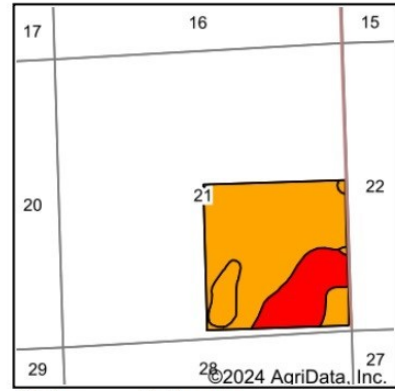
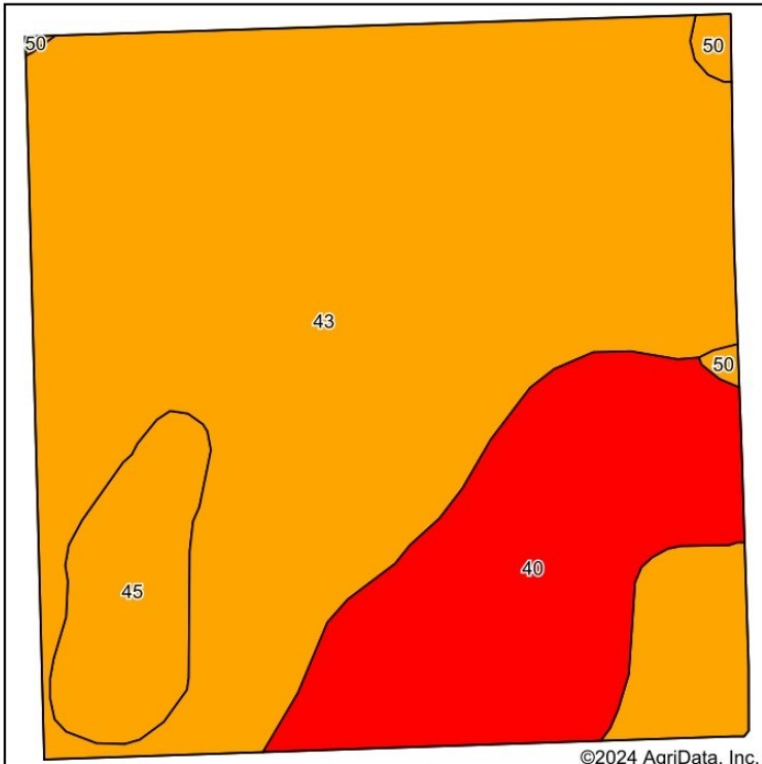
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Soils Map



State: **Colorado**
 County: **Kiowa**
 Location: **21-20S-51W**
 Township: **Haswell**
 Acres: **159.33**
 Date: **6/25/2024**



Soils data provided by USDA and NRCS.

Area Symbol: CO061, Soil Area Version: 21

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c |
|-------------------------|---|--------|------------------|----------------------|------------------|
| 43 | Olney sandy loam, 0 to 3 percent slopes | 113.04 | 71.0% | | IVc |
| 40 | Vonid-Fort sandy loams, 1 to 9 percent slopes | 33.93 | 21.3% | | Vie |
| 45 | Vonid sandy loam, 0 to 5 percent slopes | 11.21 | 7.0% | | IVc |
| 50 | Fort loam, 0 to 3 percent slopes | 1.15 | 0.7% | | IVc |
| Weighted Average | | | | | 4.43 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



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