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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MAP 40 R51W JOINS MAP 27 VIOLA M. GOLD TOP LAND LLC FITZGERALD SALISBURY LAWRENCE L. MITCHELL JR. fam tr#2 re fiv to MICHAEL E. TIEJUN YIE & WEI WANG 留 SALIS-BURY TO IN U HERMAN O. CHERRI WALLIS etal WE!RICH OINS MAP KEITH fem tr eta KARENA. YUDNICH TEMPLE I CHARLENE DIETZ stal 6 SCHMIDT ND LAWRENCE L. MITCHELL JR. ANCHOR B. FARMS INC. KEITH SUE K. SCHMIDT ᇤ MICHAELS. 3 LARAE A. CASPER ekg STATE WISSEL BLANEY MICHAEL OHERAL MILLER 16 JOINS MAP GALV TIEJUN YIE & WEI WANG ANN E. ONYMOUS GARNER CATH-ARINE M. RABE otal A.V. & K. M. • LUKE MICHAELE, & MARK E. WEIRICH FX DONALD L GA SPADY 23 ROY KELLEY HUGHES etal ROBERT H. STALLINGS CLARENCE G. GROVES CLARENCE G. GROVES re tr 25 26 27 CATIL-AR NE M. RASE DAWNA ANCHOR B. FARMS INC. WEIRICH ANCHOR B. FARMS INC. CLARENCE G. GROVES JERRY STATE USOVSKY 35 36 BOCKIN JR. LLC etal JOINS BENT CO.





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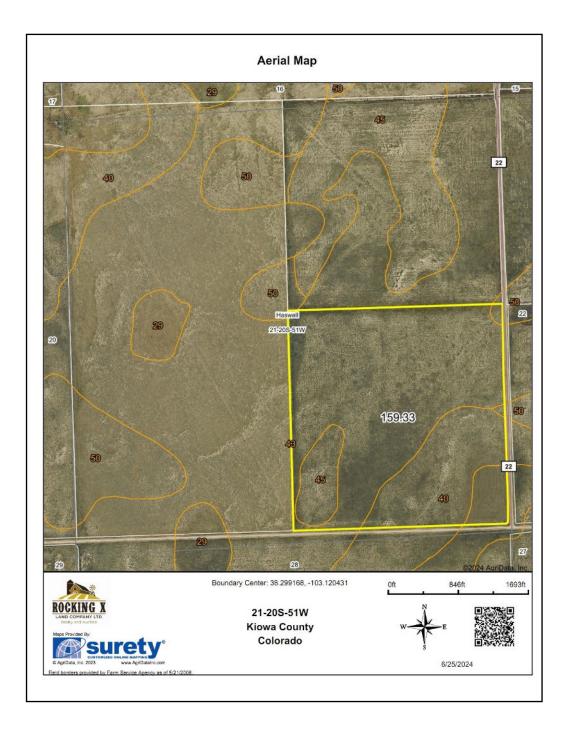
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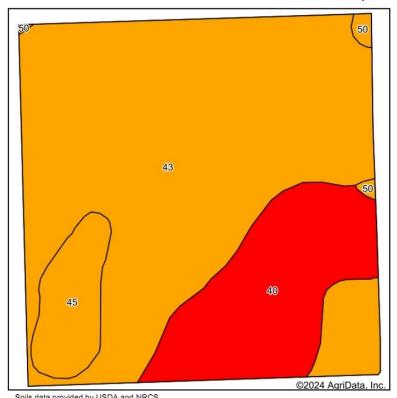


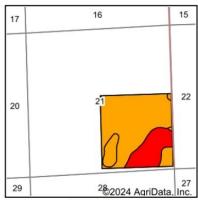
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Where a Hand-

shake Still Means Something!

Soils Map





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







dolla data provided by CODA and NICO.							
Area	Symbol:	CO061,	Soil Are	ea Versio			

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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