

**KIT CARSON COUNTY  
FARMLAND**

**Listing Price: \$1,330,400  
\$2,150 per acre**



**TOWNSHIP 8 SOUTH, RANGE 51 WEST  
ALL SECTION 13**

**LISTING # 24038**



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## Features:

- All Section 13-T8S-R51W
- 618.76± acres cropland
- PLC Base/Yield Wheat 209.82 / 39 bu.  
Corn 157.38 / 123 bu.
- 200+/- acres 2024/25 growing winter wheat
- 1/3 of growing crop to buyer
- 2024 wheat & corn stubble
- 2023 Taxes: \$1,516.52



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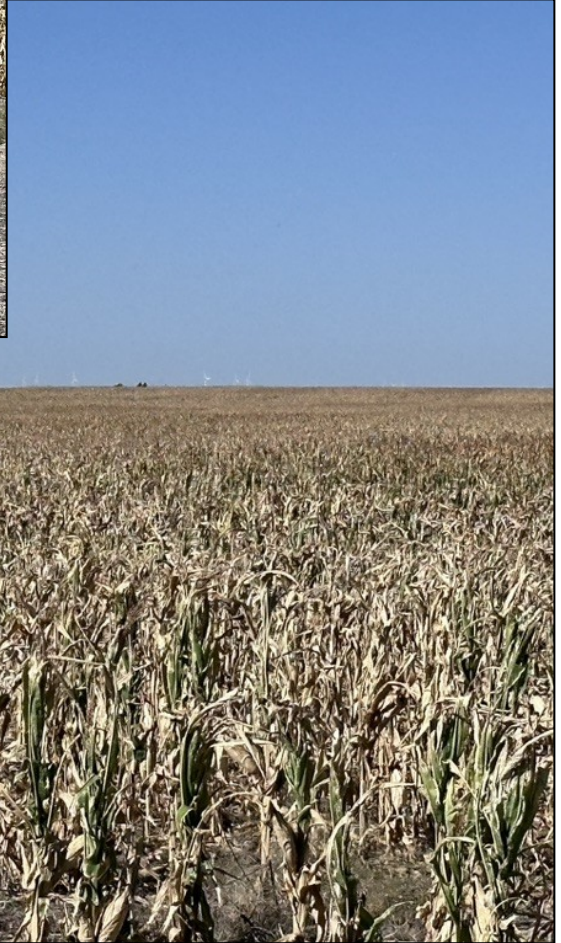


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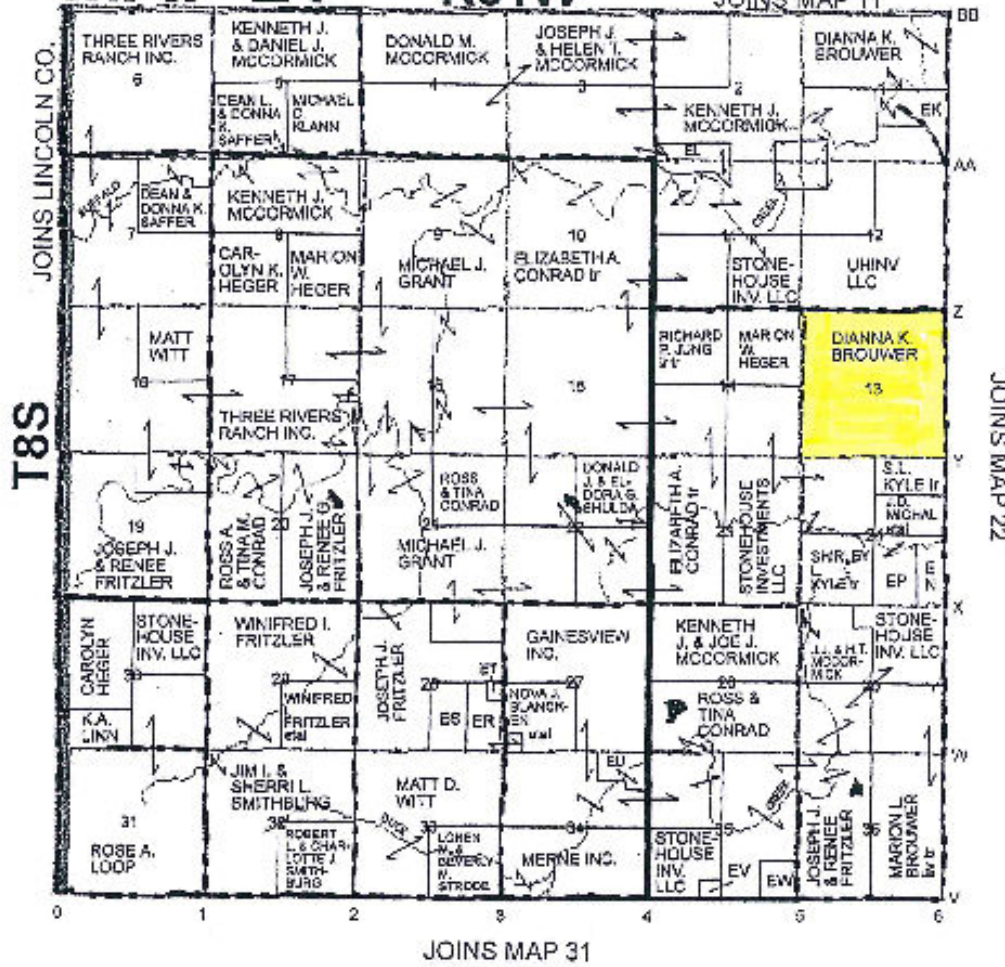
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# MAP 21 R51W



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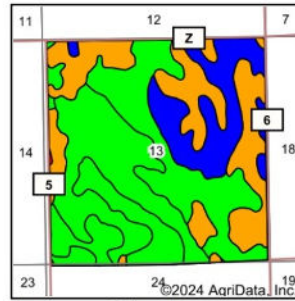
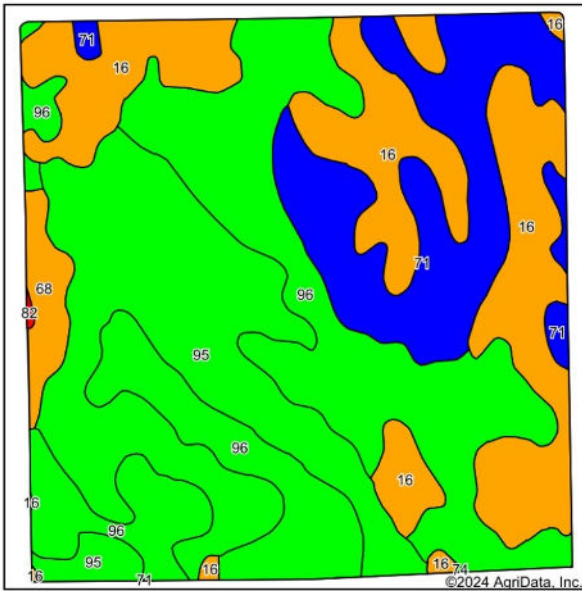
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### Soils Map



State: **Colorado**  
 County: **Kit Carson**  
 Location: **13-8S-51W**  
 Township: **Flagler**  
 Acres: **618.76**  
 Date: **9/30/2024**



Soils data provided by USDA and NRCS.

Area Symbol: CO063, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	
96	Weld-Norka silt loams, 0 to 3 percent slopes	205.25	33.1%		Ille	160	33	100	
95	Weld silt loam, 0 to 3 percent slopes	151.12	24.4%		Illc				
16	Colby silt loam, 3 to 5 percent slopes	150.11	24.3%		IVe	125	25	65	
71	Rago-Weld silt loams, 0 to 2 percent slopes	97.57	15.8%		Ilc	175		120	
68	Platner loam, 0 to 3 percent slopes	14.19	2.3%		IVs				
82	Stoneham-Kimsi-Fort Collins loams, 5 to 15 percent slopes	0.40	0.1%		Vle				
74	Richfield silty clay loam, dry, 0 to 2 percent slopes, eroded	0.12	0.0%		Ille	140	32	80	
<b>Weighted Average</b>						3.11	111	17	67.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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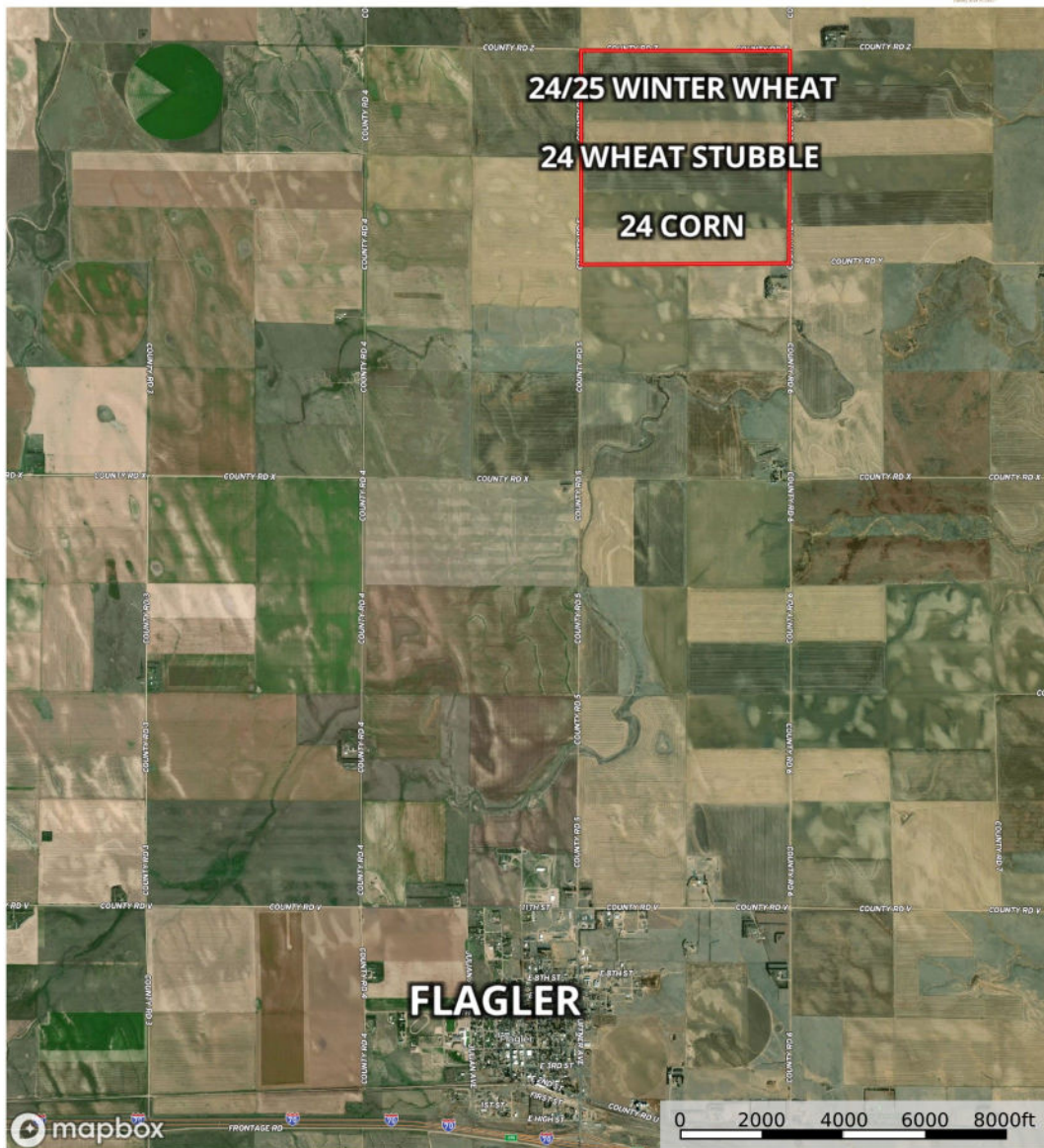
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