

**KIT CARSON COUNTY
CROPLAND**

**Listing Price: \$876,260.00
\$2,800 per acre**



**TOWNSHIP 10 SOUTH, RANGE 43 WEST
EAST 1/2 SECTION 14**

LISTING # 25003



Call me today!

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Features:

- E2 Section 14 - T10S - R43W
- Seller shall retain 100% of owned mineral rights
- 1/3 of 2024-2025 growing wheat to the buyer
- 100 acres of growing wheat (Langin) 70% crop insurance, 212.95 acres wheat stubble
- 321.6± acres Farmland
- 312.95± acres Cropland
- With Excellent A.P.H.
- Wheat 57 bu. yield
- Corn 65 bu. yield
- Milo 44 bu. yield
- 2023 Taxes: \$1,126
- South of Burlington on Hwy 385, 8+ miles to Road K, 5.5 miles East to SW corner of property



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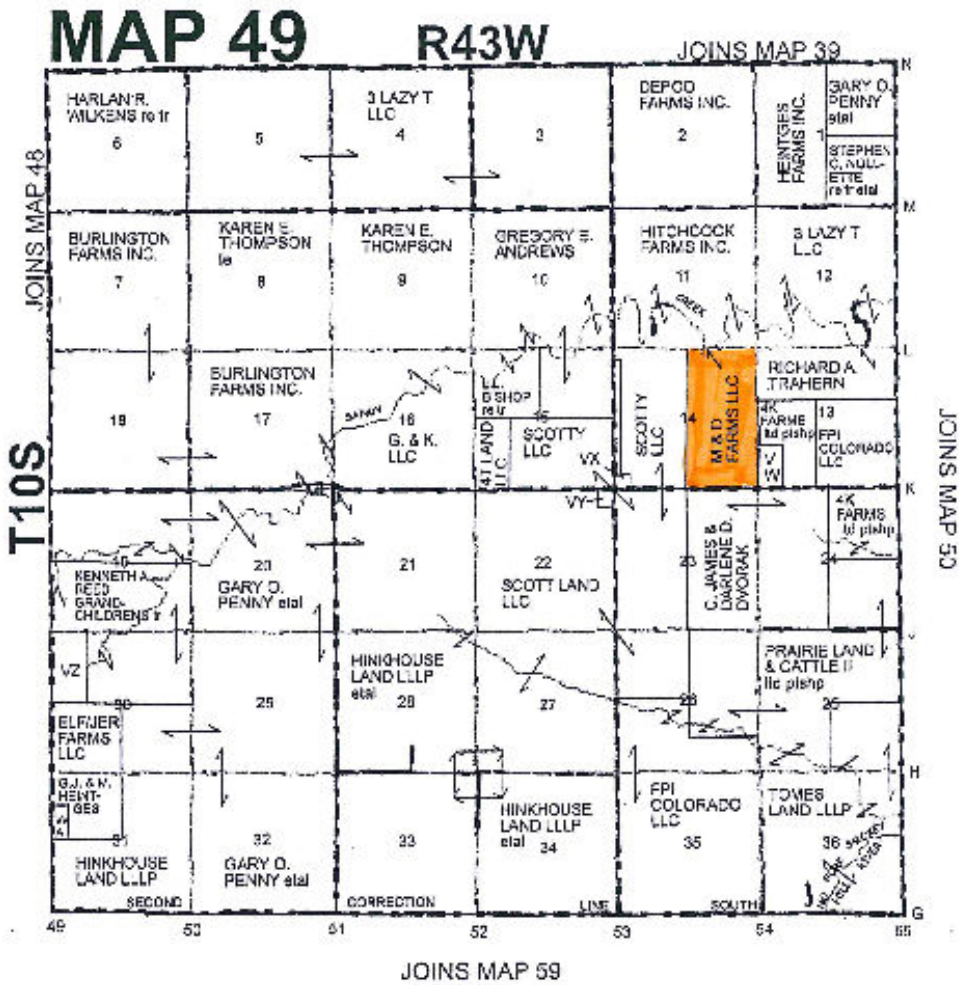
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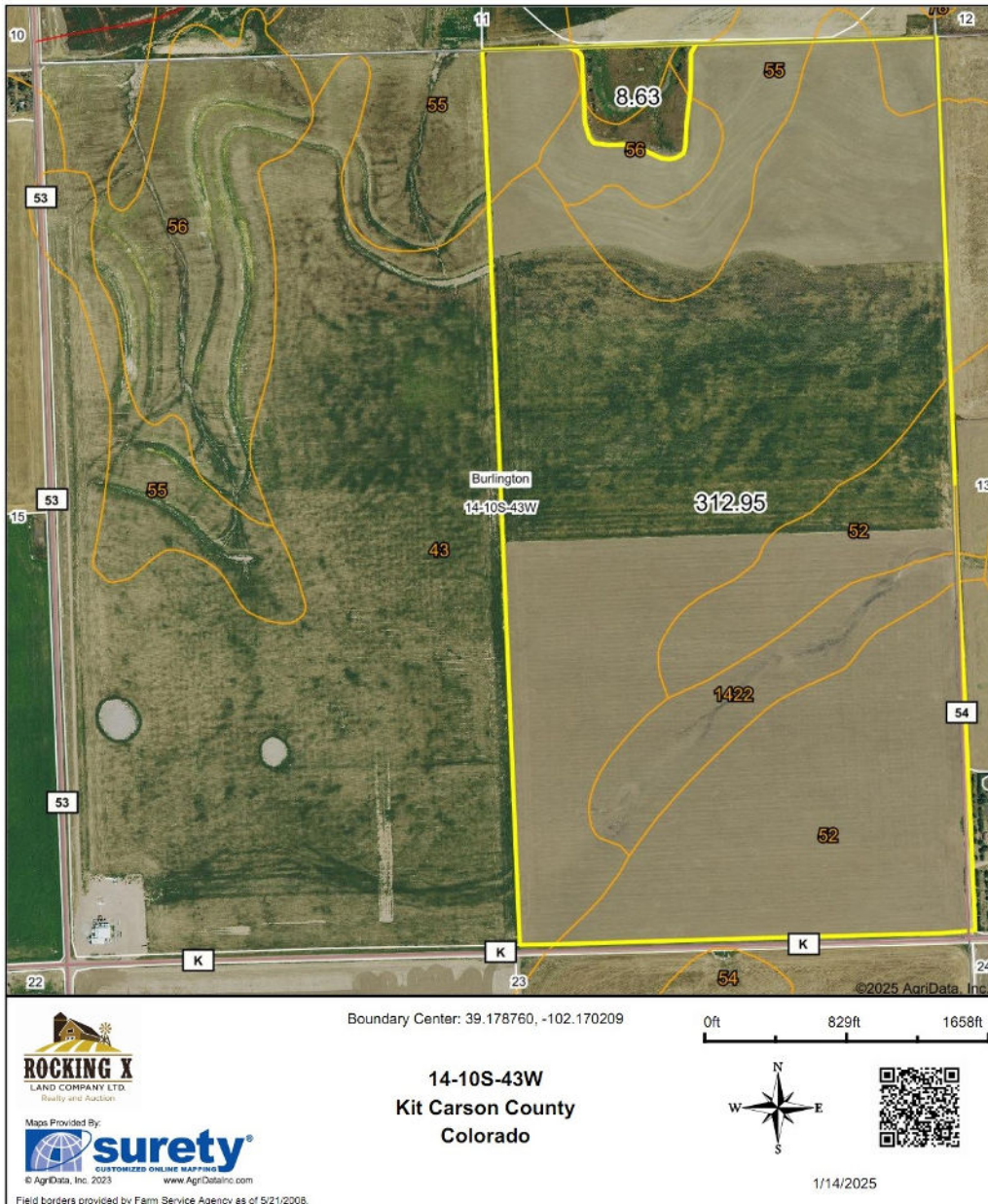


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Aerial Map



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Maps Provided By:



© AgriData, Inc. 2023 www.AgrIDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 39.178760, -102.170209

0ft 829ft 1658ft



1/14/2025



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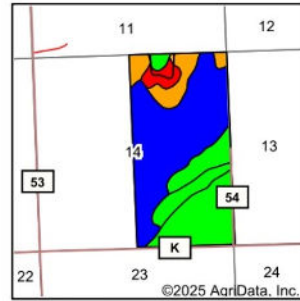
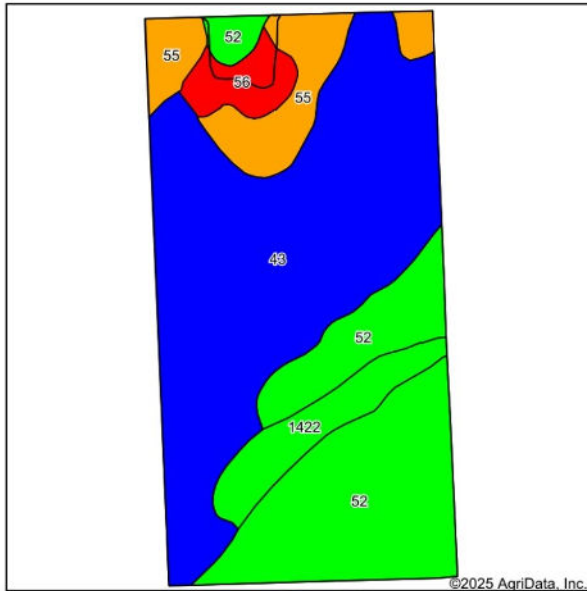
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Soils Map



State: **Colorado**
 County: **Kit Carson**
 Location: **14-10S-43W**
 Township: **Burlington**
 Acres: **321.58**
 Date: **1/14/2025**



Soils data provided by USDA and NRCS.

Area Symbol: C0063, Soil Area Version: 20

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
43	Kuma-Keith silt loams, 0 to 2 percent slopes	160.35	49.8%		IIc	175	38	100
52	Norka silt loam, 0 to 3 percent slopes	95.64	29.7%		IIIe	180		
55	Norka-Colby silt loams, 3 to 5 percent slopes	32.12	10.0%		IVe			
1422	Goshen silt loam, rarely flooded	21.39	6.7%		IIc			
56	Norka-Colby silt loams, 5 to 15 percent slopes	12.08	3.8%		VIe			
Weighted Average					2.71	134.8	18.9	49.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

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