

Cheyenne County Cropland

Listing Price: \$496,600
\$795 per acre

Township 16 South, Range 46 West
All Section 22

MLS #

LISTING # 21016



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Features:

- 647.93± Deeded acres Dryland
- 624.57± Cropland acres
- Year to year cash lease prorated to date of close
- Seller reserving 100% of owned mineral rights
- 2020 Taxes: \$1,039.42
- *FSA designation at the time of listing

CROP	BASE ACRES	*PLC YIELD
Wheat	425.7	33 bu.
Total	425.7	



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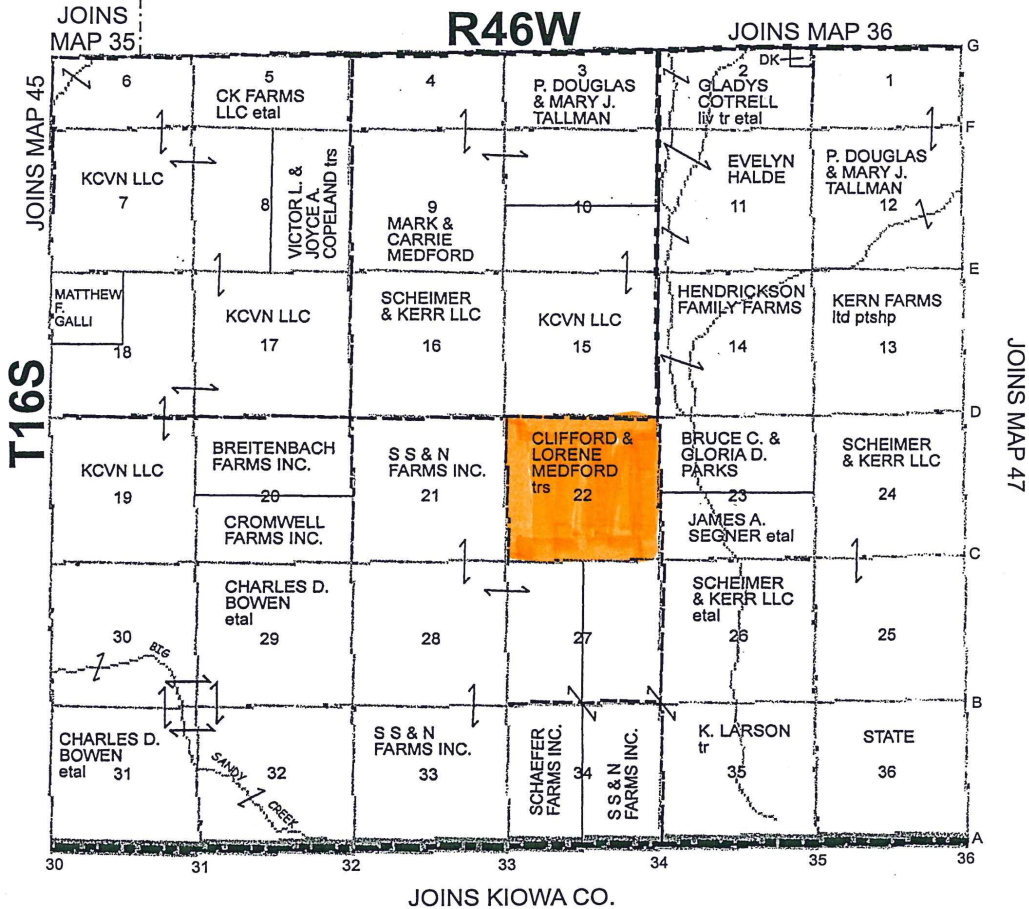


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MAP 46



JOINS KIOWA CO.



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Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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2021 Program Year

Map Created October 01, 2020

Farm 4842

22 16S 46W



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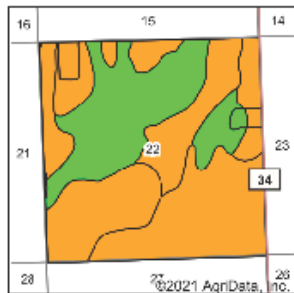
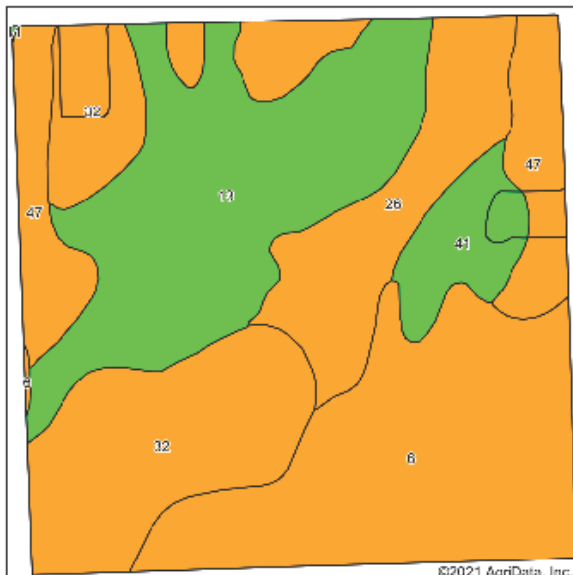
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Soile Map



State: Colorado
 County: Cheyenne
 Location: 22-16S-46W
 Township: Kit Carson
 Acres: 642.18
 Date: 5/17/2021



Soils data provided by USDA and NRCS.

Area Symbol: C0017, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class "c"	Irr Class "c"
13	Fort Collins loam, 0 to 3 percent slopes	165.06	25.7%		IIIe	IIIe
6	Baca silt loam, 0 to 3 percent slopes	162.02	25.2%		IVe	IIIe
32	Olmsted sandy loam, 1 to 5 percent slopes	147.67	23.0%		IVc	IIIe
26	Kim-Pulney complex, 1 to 9 percent slopes	72.68	11.3%		IVe	IIIe
47	Ulm loam, 0 to 3 percent slopes	63.28	9.9%		IVe	IIIe
41	Boneham loam, 0 to 3 percent slopes	31.47	4.9%		IIIe	IIIe

*o: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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MEDFORD MERENO 22.16.46
Cheyenne County, Colorado, AC +/-



Photo Point Boundary

Virgil George
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