

# Kit Carson County Farmland

Listing Price: \$282,500 / \$1,800 per ac.

TOWNSHIP 8 SOUTH, RANGE 49 WEST  
NORTHEAST QUARTER SECTION 14

LISTING #22001



*call me today!*

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## Features:

- 160± Deeded acres
- Located north of Seibert, CO
- 100% of owned minerals to buyer
- Buyer shall receive landlord's 1/3 share of 154.4± acres of growing wheat
- Buyer shall be responsible for seller's crop insurance premium
- 2021 Taxes: \$575.56

CROPLAND ACRES	CROP	*BASE ACRES	*PLC YIELD
154.4	WHEAT	99.13	39
	CORN	15.39	123
154.4		114.52	

\*FSA DESIGNATION AT THE TIME OF LISTING - 70% BASE



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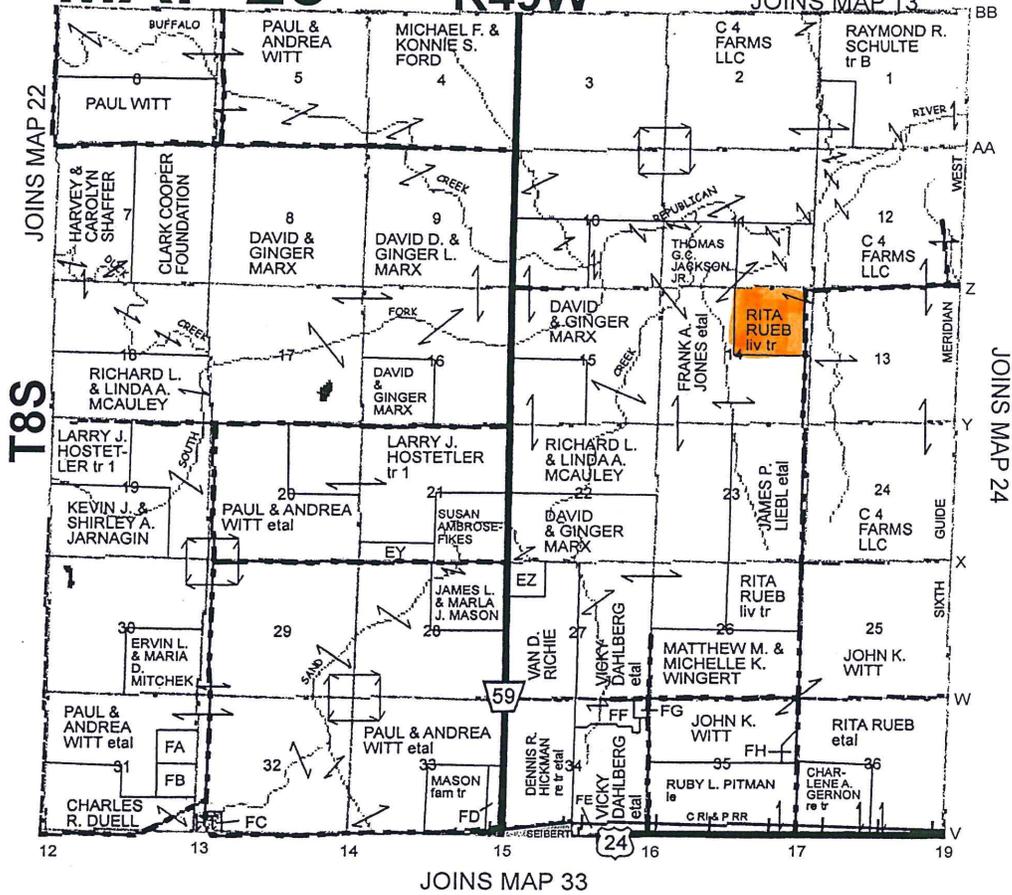
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# MAP 23

R49W

JOINS MAP 13



JOINS MAP 33



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Aerial Map



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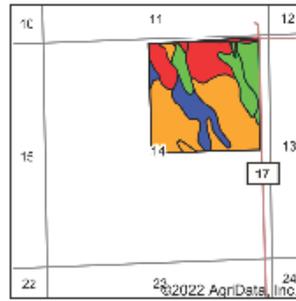
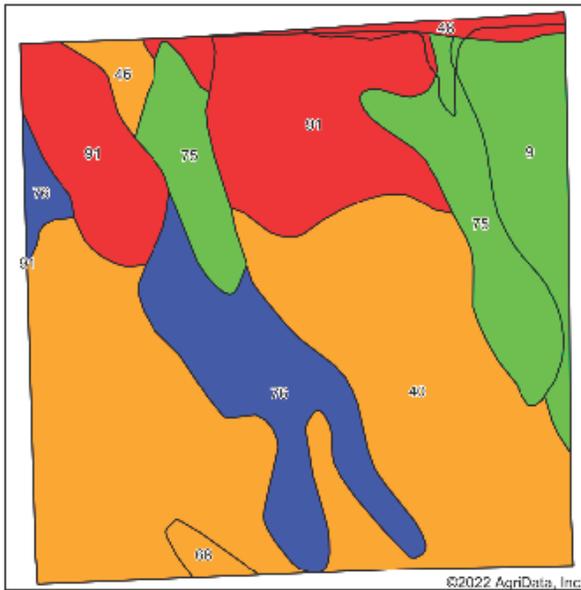


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### Soils Map



State: Colorado  
 County: Kit Carson  
 Location: 14-8S-49W  
 Township: Flagler  
 Acres: 158.91  
 Date: 1/5/2022



Soils data provided by USDA and NRCS.

Area Symbol: C0083, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c
40	Kimsel-Wages sandy clay loams, 1 to 6 percent slopes	71.42	45.5%		IVe	IVe
91	Wages loam, 2 to 6 percent slopes	29.66	18.9%		VIe	VIe
76	Balanla loam, 1 to 3 percent slopes	19.40	12.4%		IIe	IIe
75	Sampson loam, 0 to 2 percent slopes, rarely flooded	18.25	11.6%		IIIc	IIIe
9	Ascalon-Haafun sandy loams, 0 to 3 percent slopes	11.57	7.4%		IIIe	IIIe
48	Manter-Ascalon sandy loams, 5 to 15 percent slopes	3.16	2.0%		VIe	VIe
46	Manter sandy loam, 3 to 5 percent slopes	2.07	1.3%		IVe	IIIe
68	Pistner loam, 0 to 3 percent slopes	1.38	0.9%		IVs	IIIs
				<b>Weighted Average</b>	<b>3.88</b>	<b>3.84</b>

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



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