

# Kit Carson County Farmland

**Listing Price: \$310,600 / \$2,000 per acre**

**TOWNSHIP 11 SOUTH, RANGE 46 WEST  
NORTHEAST QUARTER SECTION 21**

**LISTING # 22040**



*call me today!*

**VIRGIL GEORGE, EMPLOYING BROKER**

**VG@RXL.LAND**

**Office: 719-346-5420 | Mobile: 719-349-1966**

**1510 Rose Avenue | Burlington, CO 80807**

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## Features:

- 160± Deeded Acres Dryland
- 153.38± Cropland acres
- No growing crop, 2022 wheat & corn stubble
- \*74± base acres wheat, \*PLC yield 46
- \*FSA designation at time of listing
- Subject to current cash lease, will prorate to date of close
- Primarily Class II & III Soils
- Mineral rights, if any, will pass with surface
- 2021 Taxes: \$555.76



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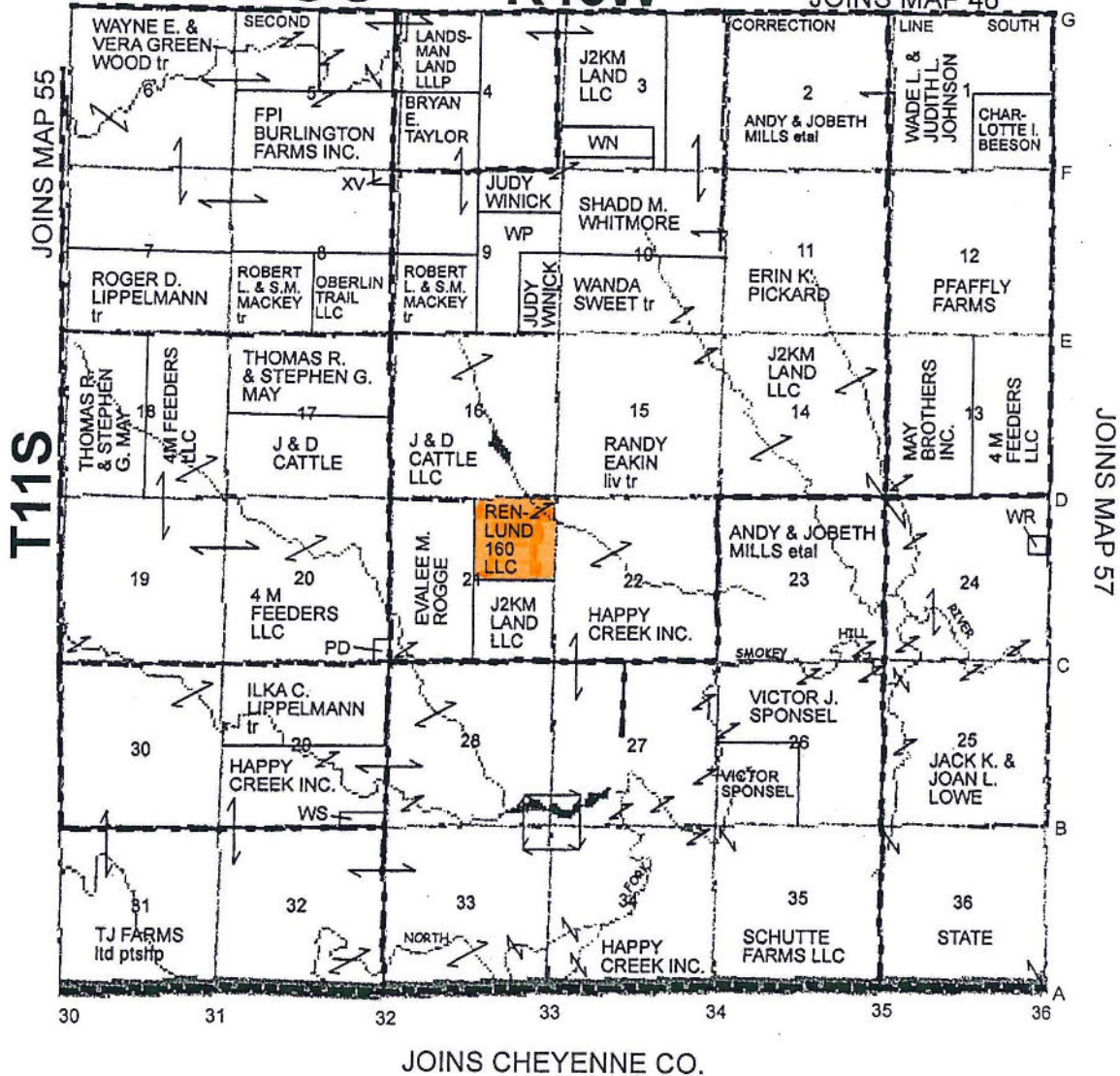
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# MAP 56

R46W

JOINS MAP 46



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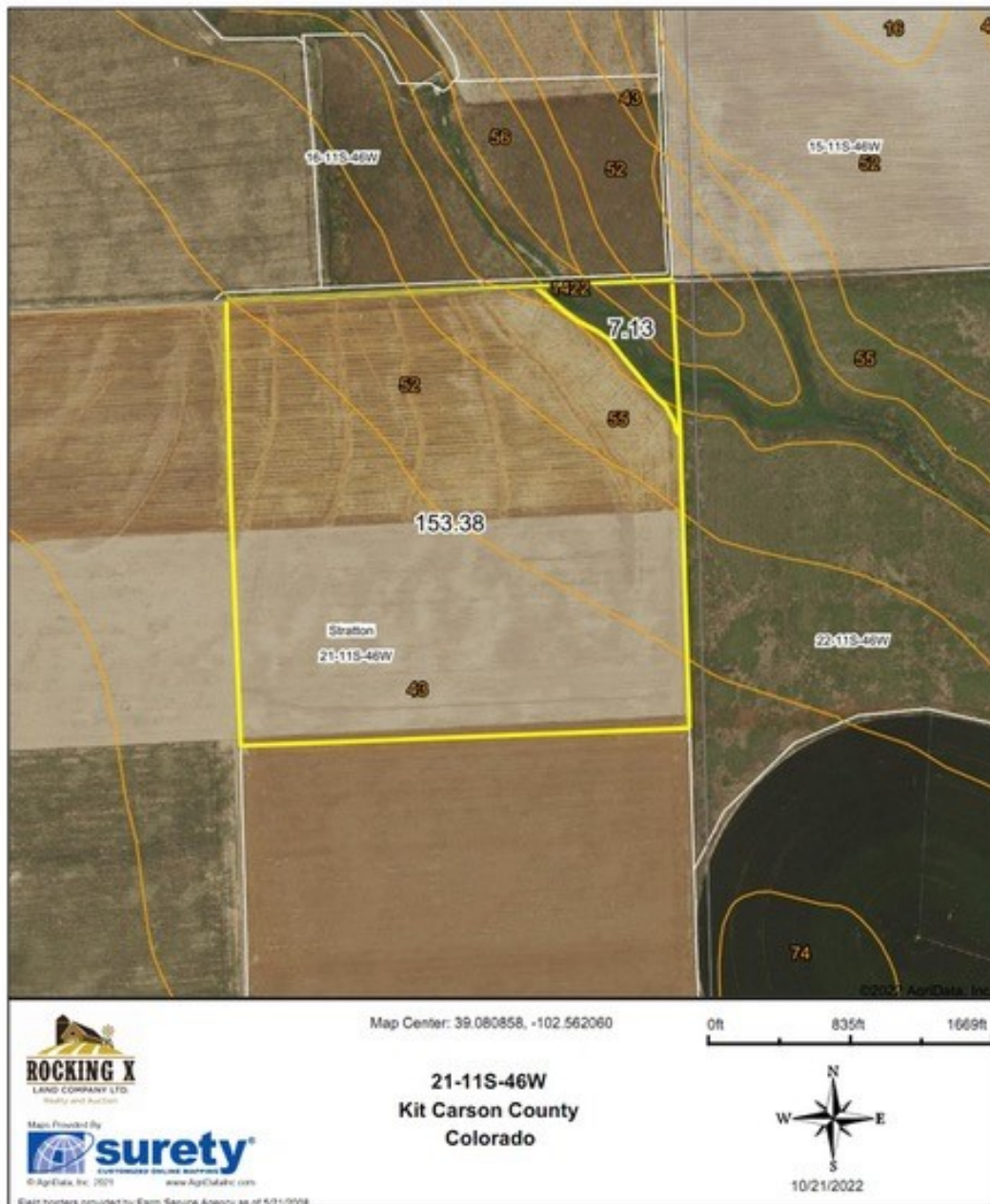
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## Aerial Map



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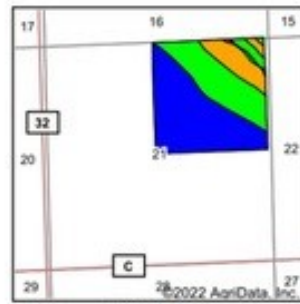
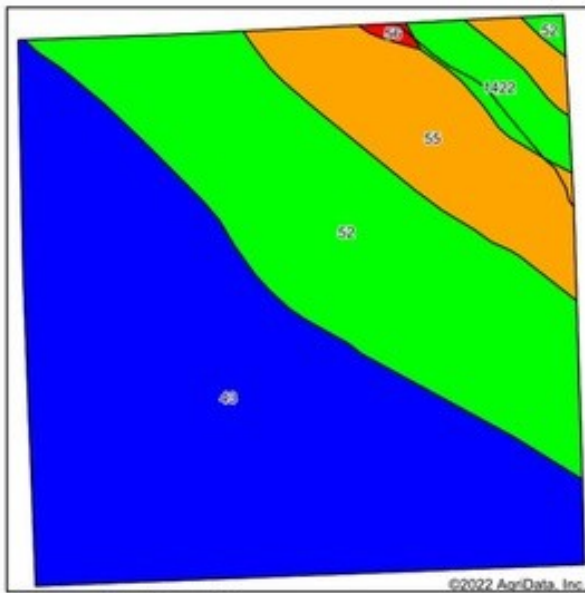
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## Soils Map



State: Colorado  
County: Kit Carson  
Location: 21-11S-46W  
Township: Stratton  
Acres: 160.51  
Date: 10/21/2022



Soils data provided by USDA and NRCS.

Area Symbol: C0063, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grain sorghum Bu
43	Kuma-Keith silt loams, 0 to 2 percent slopes	86.33	53.8%		IIIc	Ile	38
52	Norka silt loam, 0 to 3 percent slopes	47.76	29.8%		IIIe	Ile	
55	Norka-Colby silt loams, 3 to 5 percent slopes	20.91	13.0%		IVe	Ive	
1422	Goshen silt loam, rarely flooded	5.09	3.2%		IIIc	Ile	
56	Norka-Colby silt loams, 5 to 15 percent slopes	0.42	0.3%		VIe	Ive	
Weighted Average					2.60	2.34	28.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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