

# KIOWA COUNTY FARMLAND

**Listing Price: \$1,000,000 / \$1,039 per ac.**

**TOWNSHIP 20 SOUTH, RANGE 54 WEST  
SOUTH HALF SECTION 16, ALL OF SECTION 17**

**LISTING # 23014**



**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:

- 962.51± acres Cropland
- Buyer shall receive 1/3 of growing crop
- Primarily Class IV Soils
- 2022 Taxes: \$1,243.26
- No Minerals
- Well Permit #321641

LEGAL	FARMLAND ACRES	CROPLAND ACRES	WHEAT BASE ACRES	PLC YIELD
S2 17-T20S-R54W	321.12	321.12	192.43	23
N2 17-T20S-R54W	321.92	321.92	321.90	22
S2 16-T20S-R54W	319.47	319.47	191.48	23
<b>TOTAL</b>	<b>962.51</b>	<b>962.51</b>	<b>705.81</b>	



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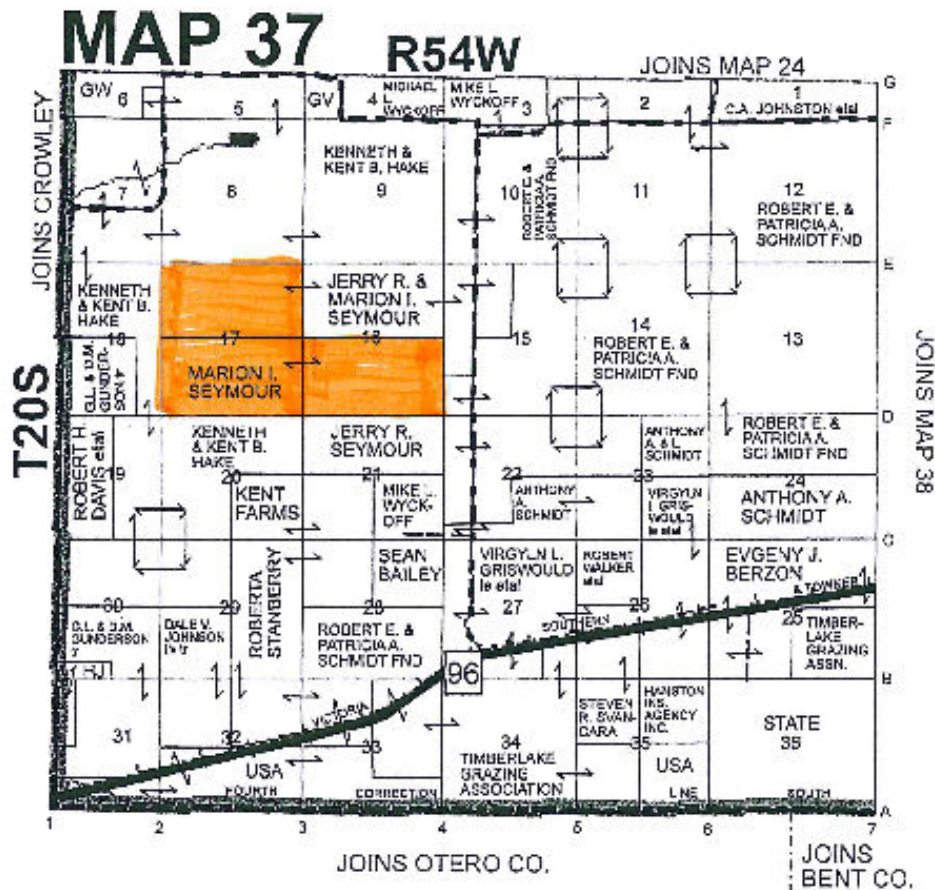


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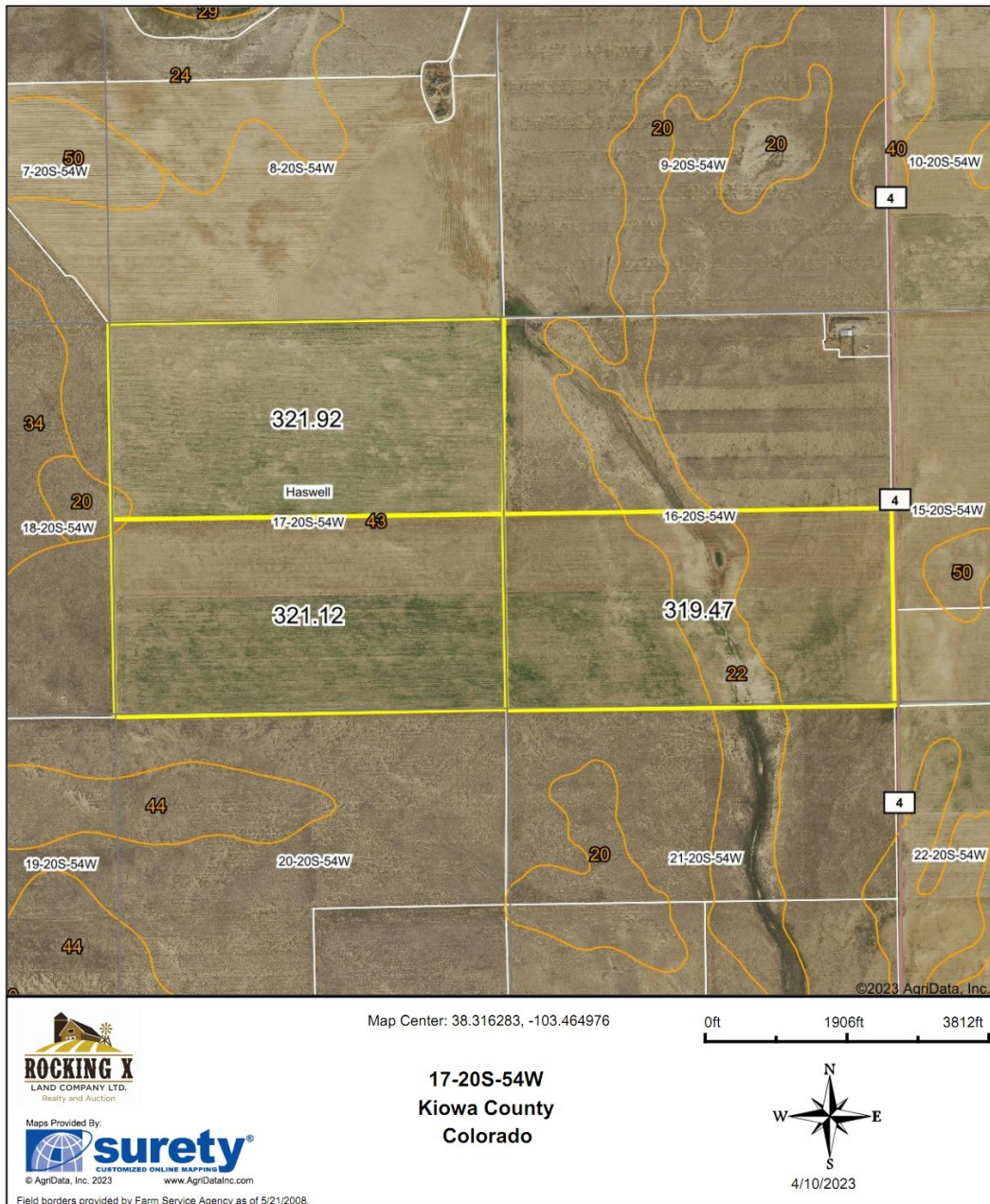


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## Aerial Map



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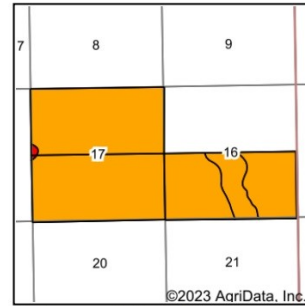
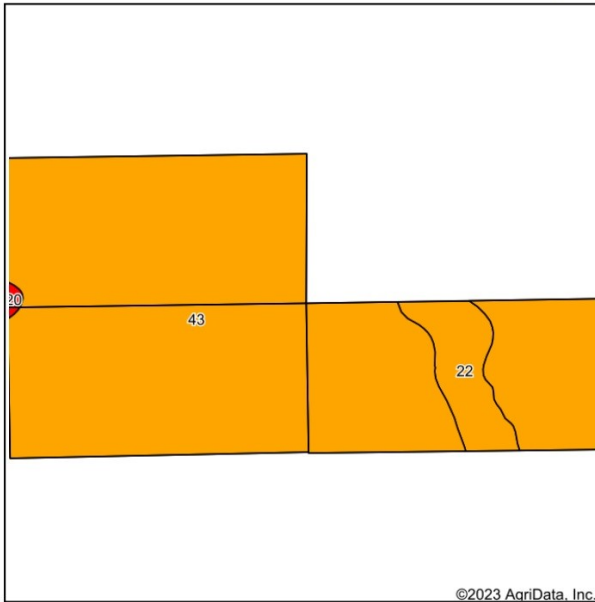
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## Soils Map



State: **Colorado**  
 County: **Kiowa**  
 Location: **17-20S-54W**  
 Township: **Haswell**  
 Acres: **962.51**  
 Date: **4/10/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: CO061, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
43	Olney sandy loam, 0 to 3 percent slopes	897.61	93.3%		IVc	IIIe
22	Kim-Stoneham-Larimer loams, 3 to 12 percent slopes	62.06	6.4%		IVe	IVe
20	Kim-Harvey loams, 1 to 3 percent slopes	2.84	0.3%		VIe	IIe
<b>Weighted Average</b>					<b>4.01</b>	<b>3.06</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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