

# KIT CARSON COUNTY FARMLAND

**Listing Price: \$420,000 / \$2,600 per acre**

**TOWNSHIP 6 SOUTH, RANGE 42 WEST  
SW4 SECTION 14**

**LISTING #23024**



*call me today!*

**VIRGIL GEORGE**, EMPLOYING BROKER

VG@RXL.LAND

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

1510 Rose Avenue | Burlington, CO 80807

**Licensed in Colorado, Kansas & Nebraska**

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## Features:

- Excellent dryland quarter
- 161.54 Cropland Acres
- Currently subject to 1/3-2/3 lease year to year, spring crop prorated to date of closing
- The current tenant is interested in continuing lease with new owner
- Primarily Class II & III Soils
- 2022 Taxes: \$550.84
- No Minerals available

LEGAL	DEEDED ACRES	CROPLAND ACRES	WHEAT *BASE ACRES	WHEAT *PLC YIELD	CORN *BASE ACRES	CORN *PLC YIELD
SW4 Section 14 T6S, R42W	160	161.54	66.6	49 bu.	44.4	84 bu.



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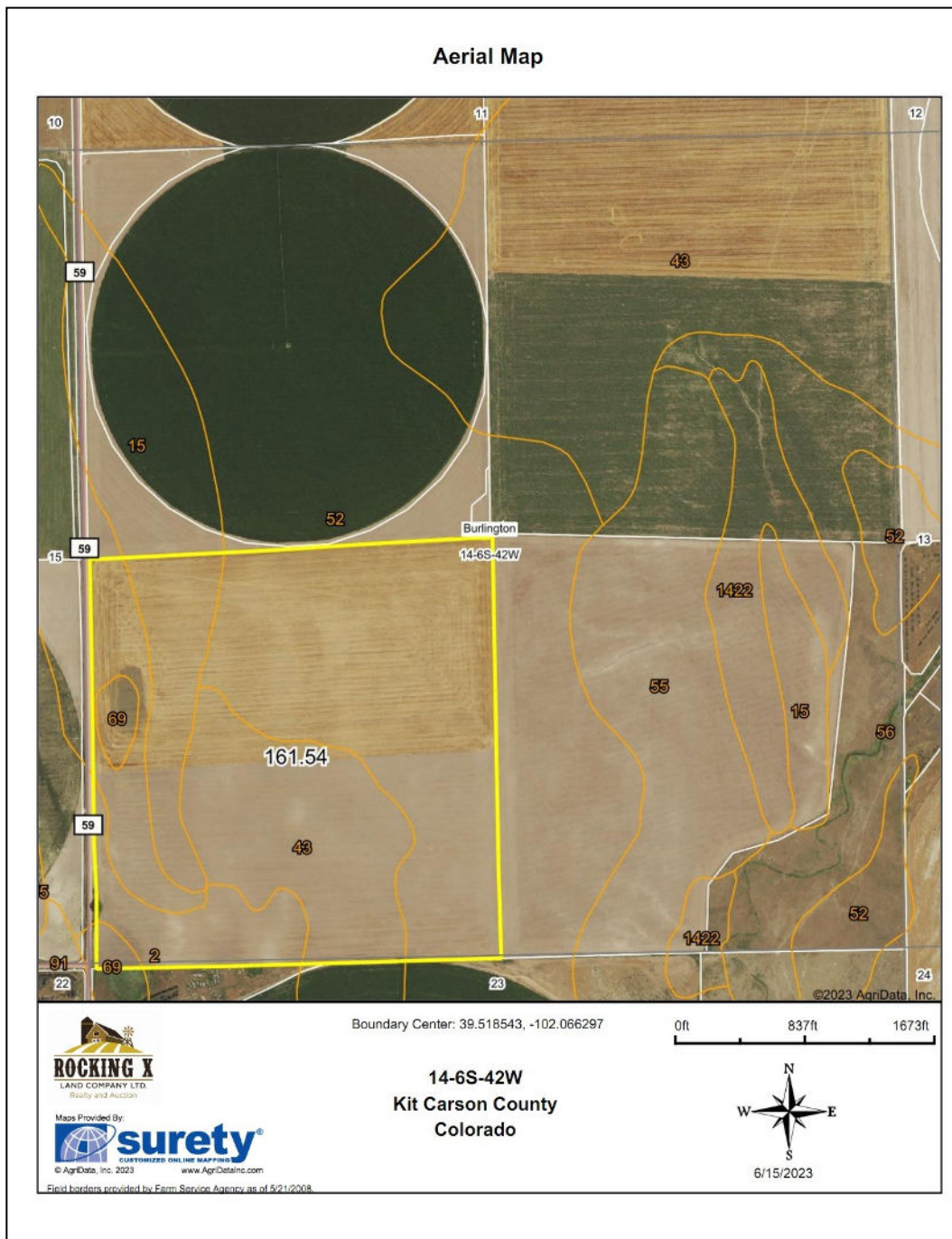
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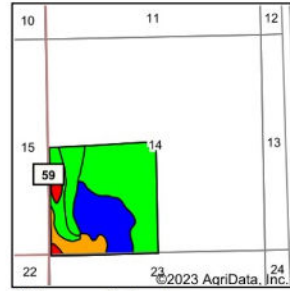
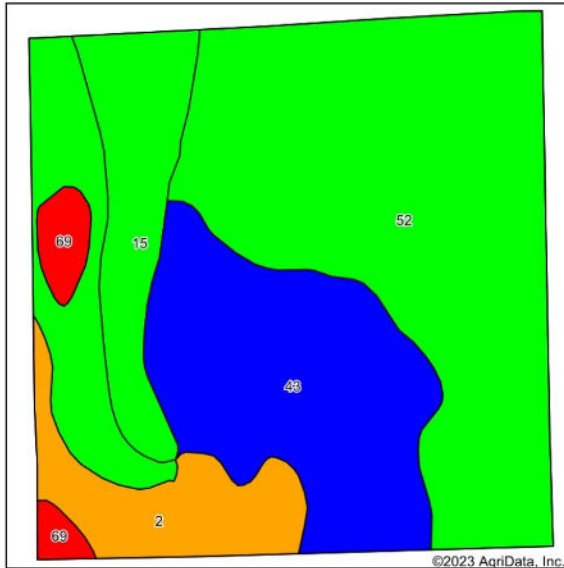


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# Soils Map



State: **Colorado**  
 County: **Kit Carson**  
 Location: **14-6S-42W**  
 Township: **Burlington**  
 Acres: **161.54**  
 Date: **6/15/2023**



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

Area Symbol: CO063, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grain sorghum Bu
52	Norka silt loam, 0 to 3 percent slopes	88.48	54.8%		IIIe	IIIe	
43	Kuma-Keith silt loams, 0 to 2 percent slopes	38.30	23.7%		IIc	IIIe	38
15	Colby silt loam, 1 to 3 percent slopes	16.67	10.3%		IIIe	IIIe	30
2	Ascalon sandy loam, 3 to 5 percent slopes	13.87	8.6%		IVc	IIIe	
69	Pleasant silty clay loam, 0 to 1 percent slopes, occasionally ponded	4.22	2.6%		VIw	VIw	
Weighted Average					2.93	2.29	12.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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