

# CHEYENNE COUNTY FARMLAND

**Listing Price**  
**\$548,000 / \$1750 per ac.**

**TOWNSHIP 12 SOUTH, RANGE 45 WEST  
EAST 1/2 SECTION 17**

**LISTING # 23042**



*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:

- 316.53± acres Cropland
- 181.83 base acres Wheat, PLC yield 33 bu.
- 11.87 base acres Grain Sorghum, PLC yield 27 bu.
- Class III & IV Soils
- 2022 Taxes: \$597.18
- Possession upon closing and delivery of deed
- Very desirable dryland half section with good county road access.
- First time this property has been available in over 60 years
- Don't let it slip away, call me today!



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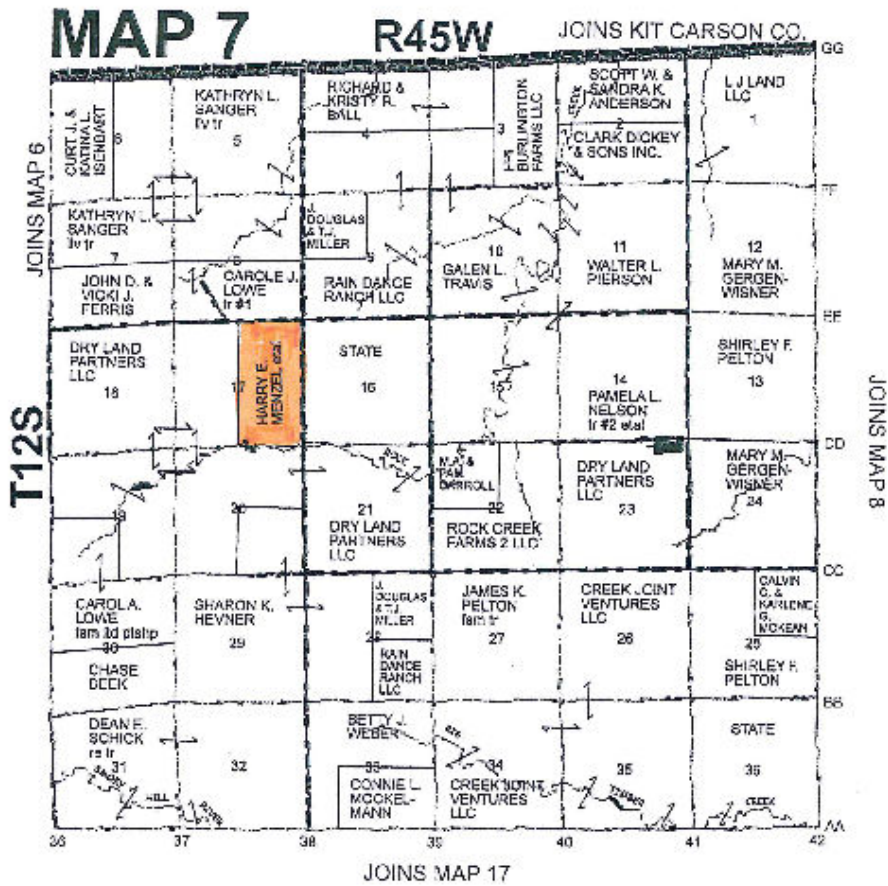


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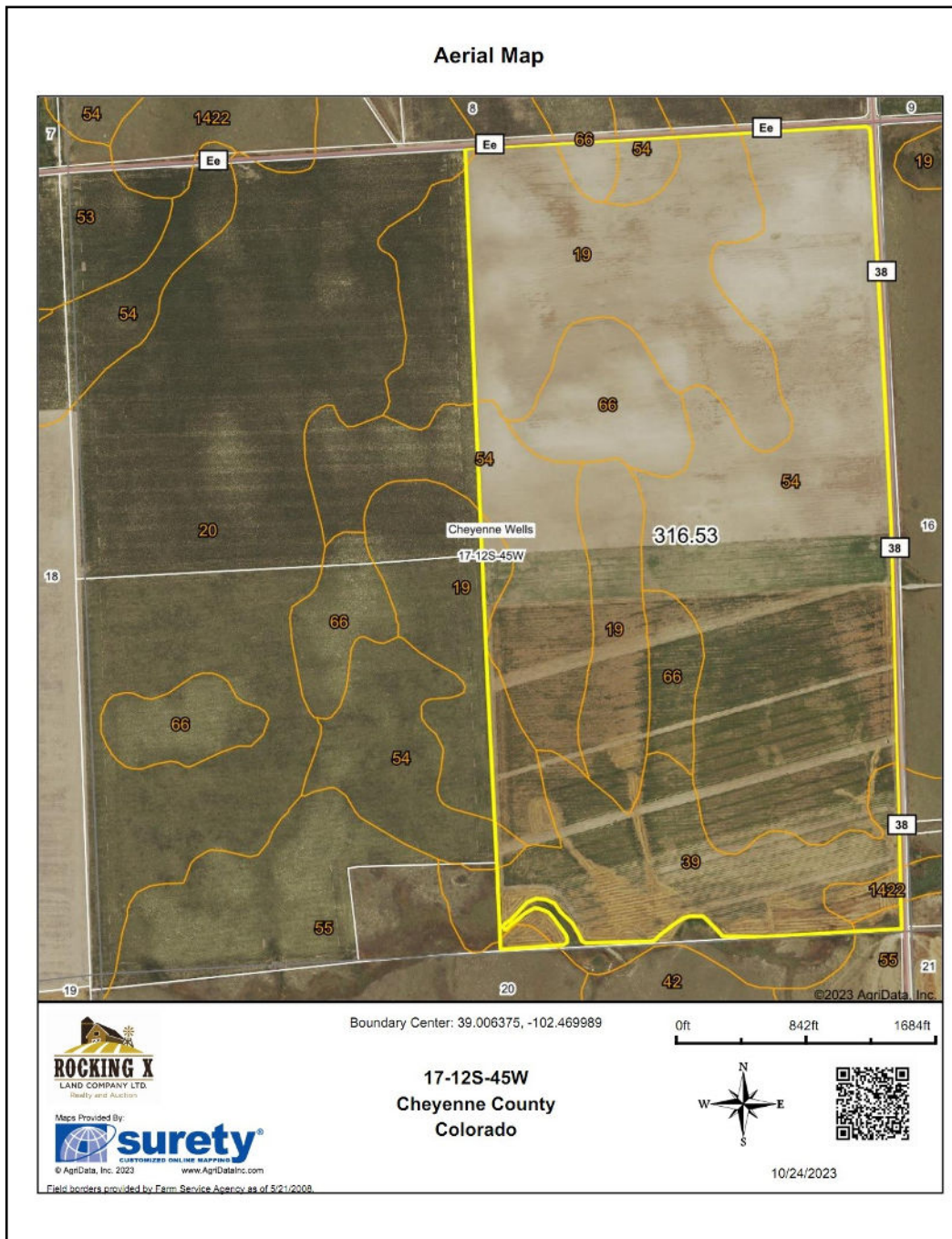
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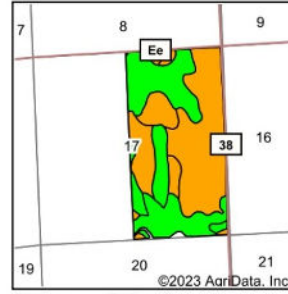
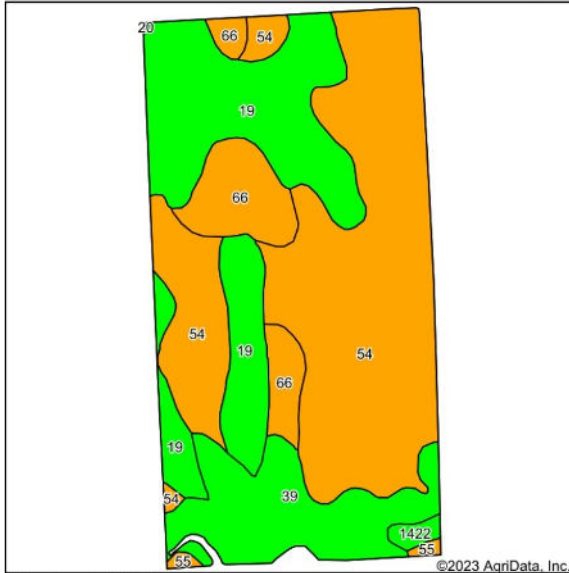
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### Soils Map



State: **Colorado**  
 County: **Cheyenne**  
 Location: **17-12S-45W**  
 Township: **Cheyenne Wells**  
 Acres: **316.53**  
 Date: **10/24/2023**



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

Area Symbol: CO017, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grain sorghum Bu	Winter wheat Bu	
54	Wiley complex, 0 to 3 percent slopes, eroded	152.25	48.1%			IVe	18		
19	Keith-Richfield silt loams, 0 to 2 percent slopes	87.67	27.7%			IIle			
39	Satanta-Colby complex, 3 to 5 percent slopes	43.68	13.6%			IIle	25	22	
66	Colby silt loam, 1 to 4 percent slopes, eroded	28.66	9.1%			IVe			
1422	Goshen silt loam, rarely flooded	2.47	0.6%			IIlc			
55	Wiley complex, 3 to 5 percent slopes, eroded	1.69	0.5%			IVe	17		
20	Keith-Ulysses silt loams, 1 to 4 percent slopes	0.11	0.0%			IIle			
<b>Weighted Average</b>						<b>3.58</b>	<b>2.18</b>	<b>12.2</b>	<b>3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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