

1,713.76± ACRES
KIT CARSON COUNTY DRYLAND
WASHINGTON COUNTY DRYLAND



SELLING IN FIVE LOTS
OFFERING 33% OF GROWING CROP TO BUYER
SELLER RESERVES 100% OF OWNED MINERAL RIGHTS

LISTING #25028



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Kit Carson & Washington County Dryland

Lot #	County & Legal	Listing Price	Dryland Acres	*PLC Wht. Base acres/Yield	*PLC Corn Base acres/Yield	2025 Wheat Acres	2024/25 Taxes
Lot 5	Kit Carson Co. NW & Lots 1-4 Sec 2-T6S-R50W	\$633,655 \$2,050 per acre	309.01	159.17/39	19.99/70	309.10	\$870.80
Lot 8	Kit Carson Co. S2 Section 11 T7S-R50W	\$477,662 \$1,750 per acre	272.95	127.53/31	17.48/70	0.00	\$682.00
Lot 11	Washington Co. SW Section 4 T6S-R49W	\$323,900 \$2,050 per acre	157.95	86.84/34	20.28/132	157.95	\$441.16
Lot 12	Washington Co. W2 & NE4 & Lots 3-4 Section 34 T5S & T5.5-R49W	\$912,050 \$1,850 per acre	492.87	268.13/31	N/A	492.87	\$876.72
Lot 13	Washington Co. W2 & SE4 Sec 27 T5S-R49W	\$889,850 \$1,850 per acre	480.98	261.67/31	N/A	480.98	\$821.00
Total			1713.76	903.34	57.75	1440.81	\$3,691.68



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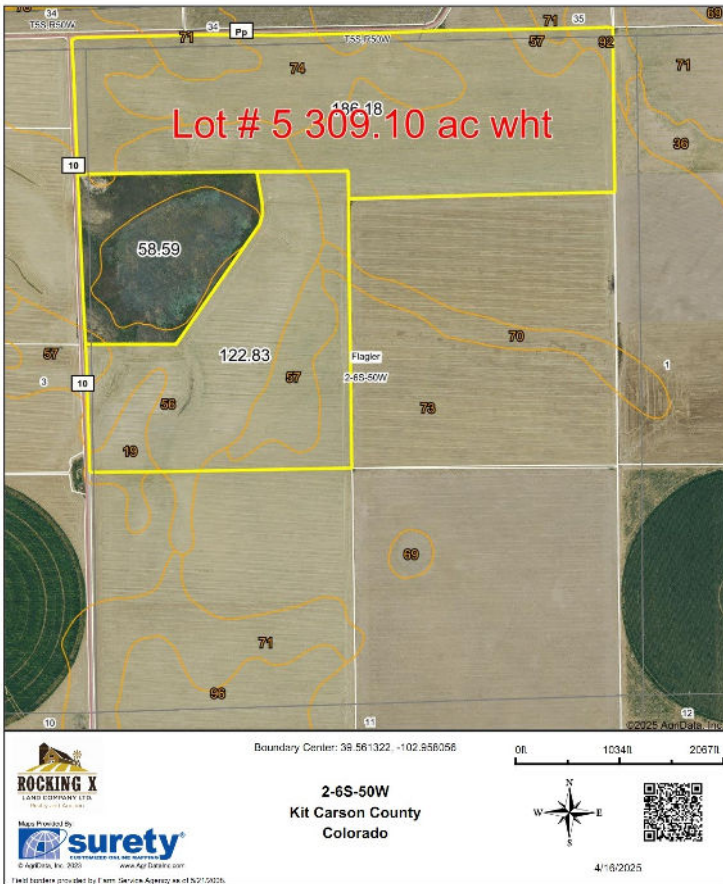


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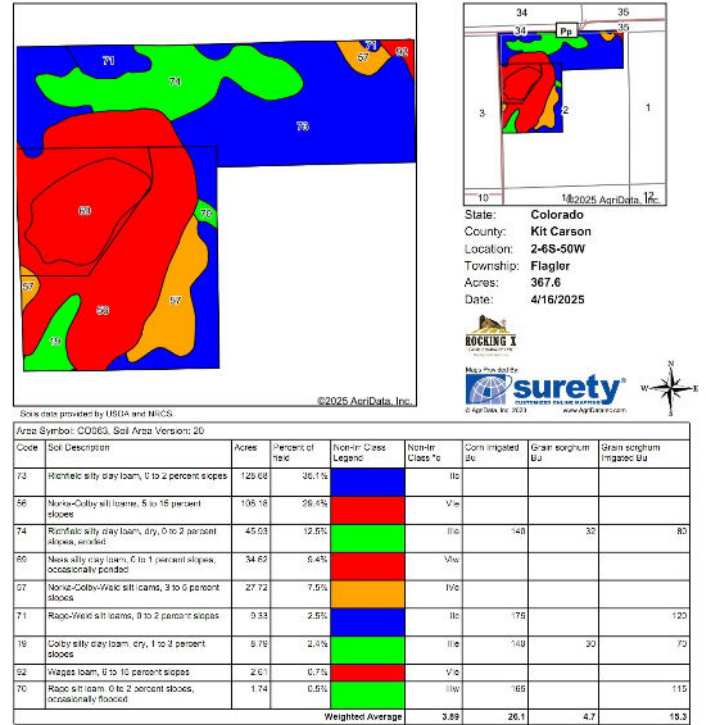
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Aerial Map



Soils Map



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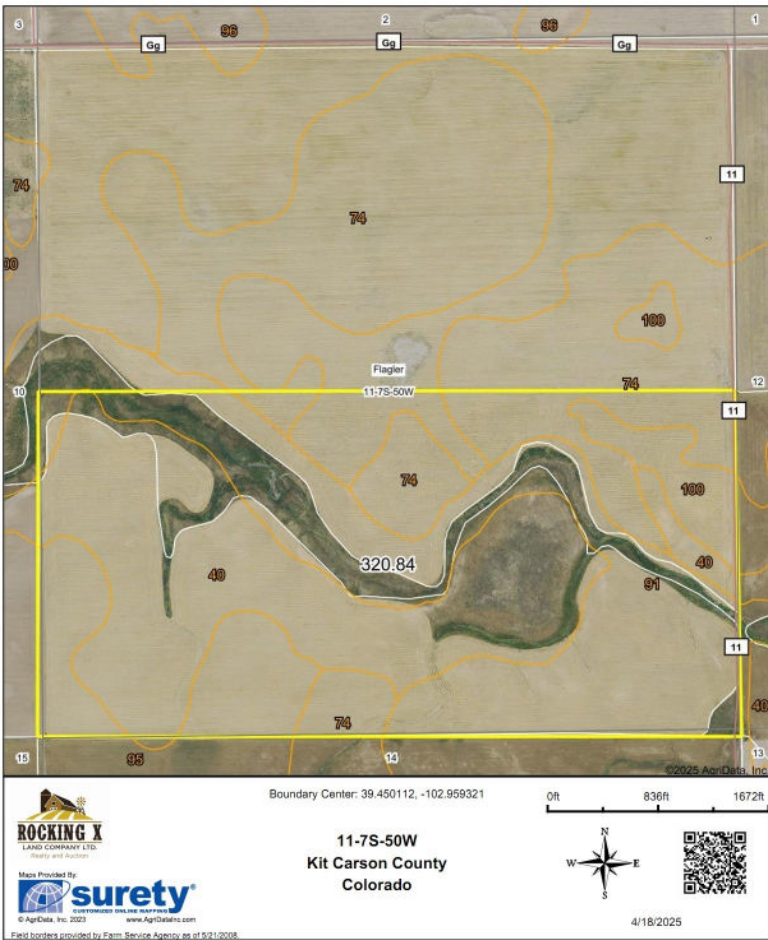


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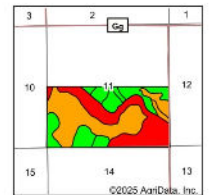
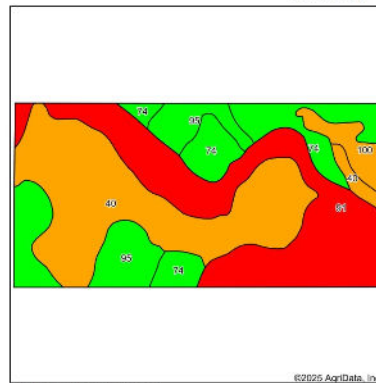
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LOT 8 Aerial Map



Soils Map



State: Colorado
County: Kit Carson
Location: 11-7S-50W
Township: Flagler
Acres: 320.02
Date: 4/16/2025



Soil data provided by USDA and NRCS

Code	Soil Description	Acres	Percent of Total	Non-irrig Class (Lateral)	Non-irrig Class %	Corn Irrigated Bu.	Grain sorghum Bu.	Grain sorghum Irrigated Bu.
40	Hard-Navya sandy clay loam, 1 to 8 percent slopes	113.66	35.5%		104	120	20	83
41	Hard-Navya sandy clay loam, 0 to 2 percent slopes	102.98	32.2%		106	140	32	89
45	Hard-Navya sandy clay loam, 0 to 2 percent slopes	45.16	14.1%		105			
100	Colby silt clay, 0 to 2 percent slopes	12.71	4.0%		100			
Weighted Average					4.30	82.6	12.4	33.7

*% Using Capability Class Dominant Condition Aggregation Method

Soil data provided by USDA and NRCS



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[illegible]

Area Symbol: C0063, Soil Area Version: 20							
Circle	Soil Description	Area	Percent of field	Percent Class Legend	Non-ir Class %	Gain Irrigated %	Gain Nonirrigated %
19	Colby silty clay loam, dry, 1 to 3 percent slopes	37.36	23.5%		file	140	30
71	Flagg-silt loam, 0 to 2 percent slopes	28.49	18.7%		file	175	12
74	Rushville silty clay loam, dry, 0 to 2 percent slopes, eroded	28.25	17.9%		file	140	32
69	Hess silty clay loam, 0 to 1 percent slopes, occasionally ponded	19.36	12.3%		Vfile		
40	Hamm-Woods sandy clay loam, 1 to 6 percent slopes	17.57	11.1%		file	120	22
17	Colby silt loam, 8 to 16 percent slopes	14.81	9.2%		Vfile		
16	Colby silt loam, 3 to 5 percent slopes	13.32	8.6%		file	125	25
70	Hagg silt loam, 0 to 2 percent slopes, occasionally flooded	1.24	0.8%		file	165	1
Weighted Average					3.64	113.4	16.9

^ac: Using Capabilities Class Dominant Condition Aggregation Method

Scale chain provided for L5014 and 1410120



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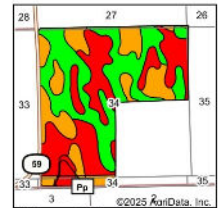
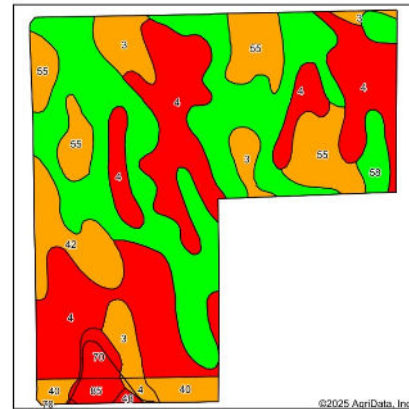
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LOT 12 Aerial Map



LOT 12 Soils Map



Code	Soil Description	Acres	Percent of field	Non-in Class Legend	Non-in Class %	Corn Intended Bu	Grain sorghum Bu	Grain sorghum Impaired Bu
58	Rain sil loam, 0 to 2 percent slopes	186.48	37.1%		100			
4	Ascalon sandy loam, 3 to 8 percent slopes	179.17	34.1%		100			
55	Platte loam, 0 to 3 percent slopes	87.28	17.3%		100			
3	Ascalon sandy loam, 0 to 3 percent slopes	37.58	7.4%		100	24	90	
42	Montez-Julesburg sandy loams, 2 to 6 percent slopes	26.30	5.2%		100	22	90	
40	Kesh-Vegas sandy clay loams, 1 to 6 percent slopes	12.24	2.4%		100	22	90	
70	Valent sand, 3 to 9 percent slopes	8.10	1.6%		100			
80	Valent sand, 3 to 9 percent slopes	5.90	1.1%		100			
4	Ascalon sandy loam, 0 to 3 percent slopes	2.68	0.5%		100	24	90	
40	Montez-Julesburg sandy loams, 0 to 15 percent slopes	1.34	0.3%		100			
Weighted Average					4.37	19.6	2.2	7.7

*to: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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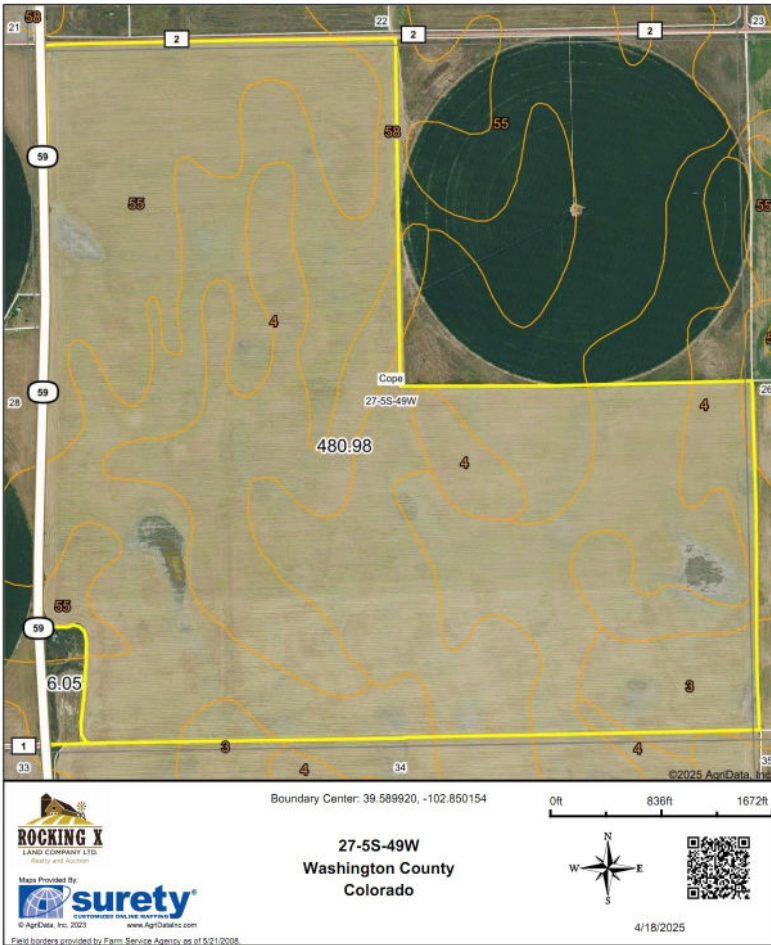
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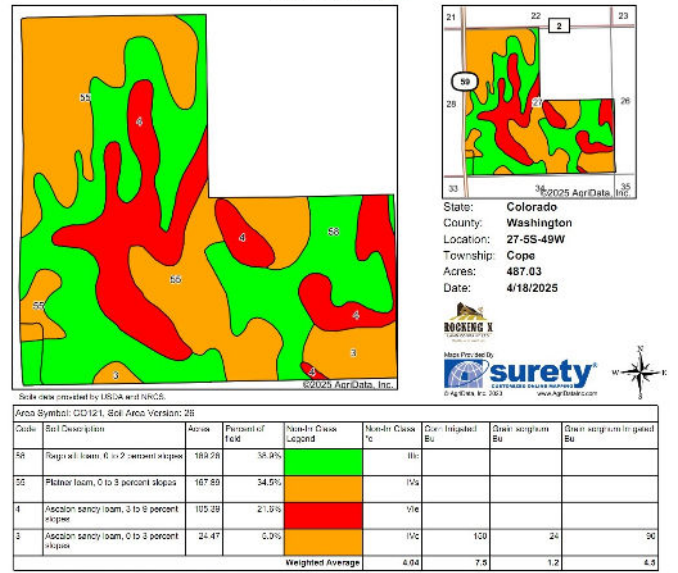
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LOT 13 Aerial Map



LOT 13 Soils Map



Soils data provided by USDA and NRCS



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