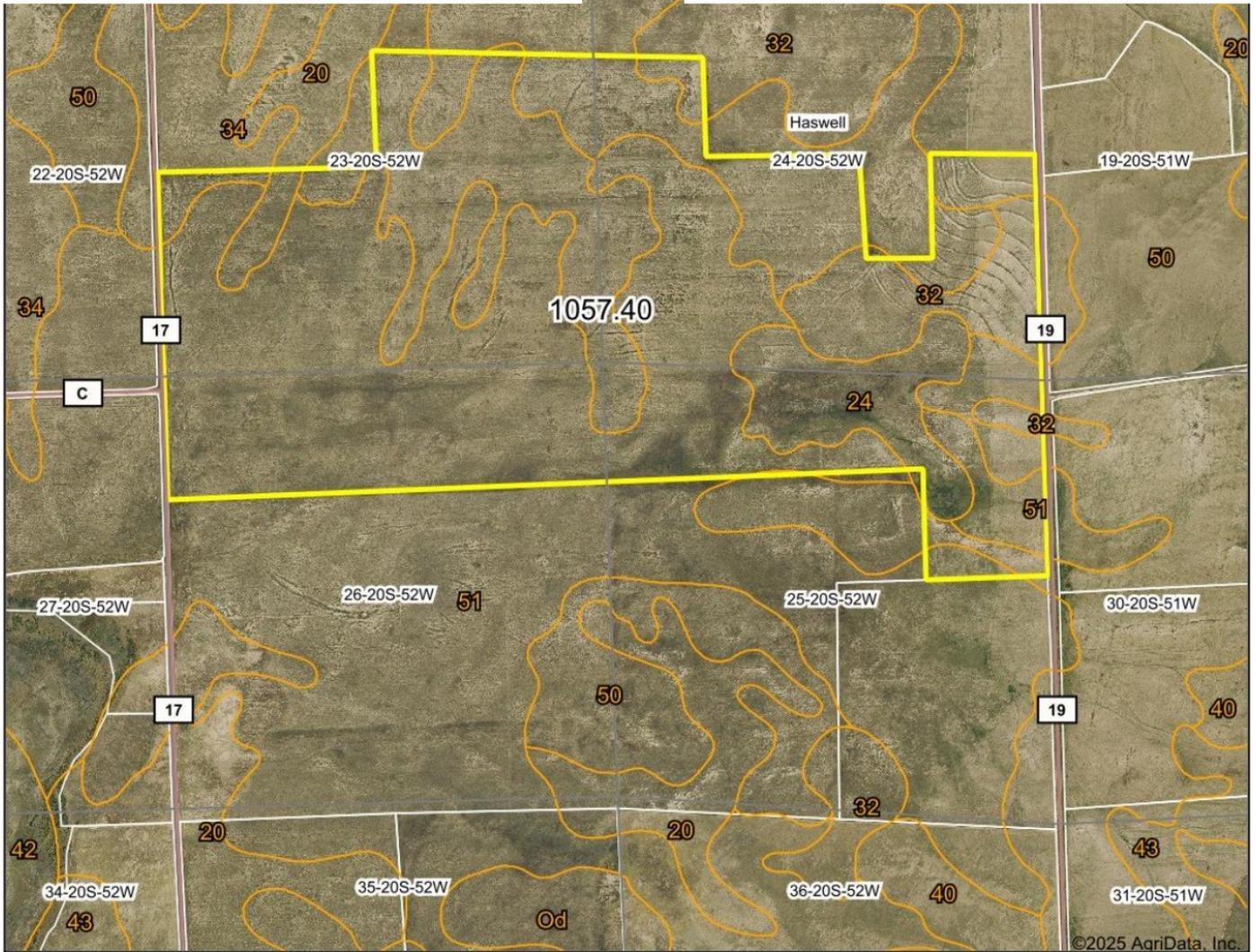


KIOWA COUNTY CRP FARMLAND

Listing Price: \$581,575
\$550 per acre



Boundary Center: 38.296307, -103.189512

LISTING # 25031



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Kiowa County CRP Farmland

Township 20 South, Range 52 West

S1/2 & S1/2NE1/4 Section 23

SW1/4 & SW1/4NW1/4 & E1/2 and SW1/4SE1/4 Section 24

SE1/4NE1/4 & N1/2 Section 25

N1/2N1/2 Section 26

1,057.41 acres CRP along paved Road 19

11 1/2 miles South of Haswell, CO

Near Adobe Creek Reservoir

Annual payment: \$22,872.00 (\$21.63/acre)

Contract ends 9/30/2032

CRP will be prorated to the date of closing

Sellers own 1/2 of all mineral rights which will convey to the buyer after 10 years, when production ceases.



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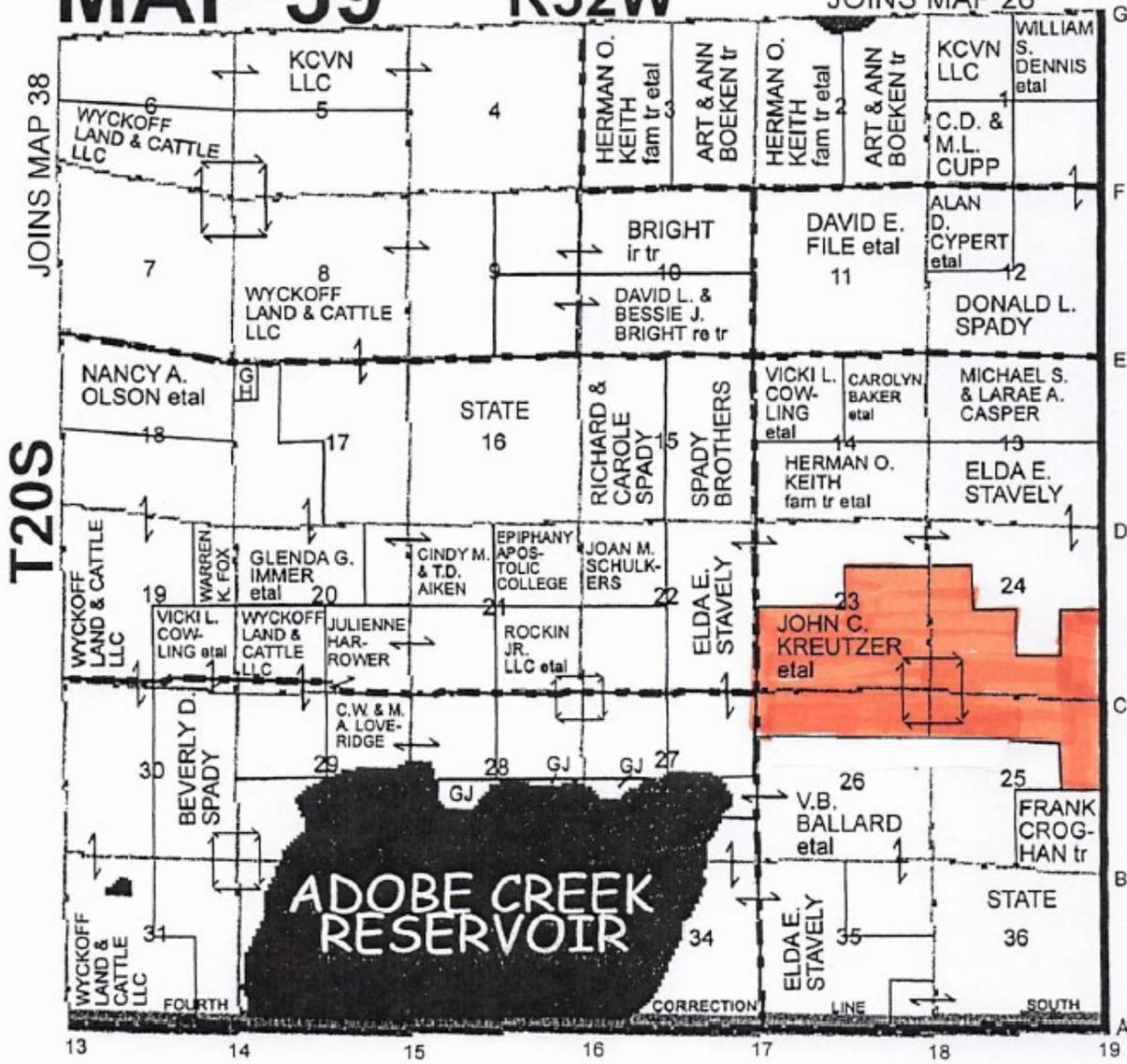
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MAP 39

R52W

JOINS MAP 26



JOINS BENT CO.



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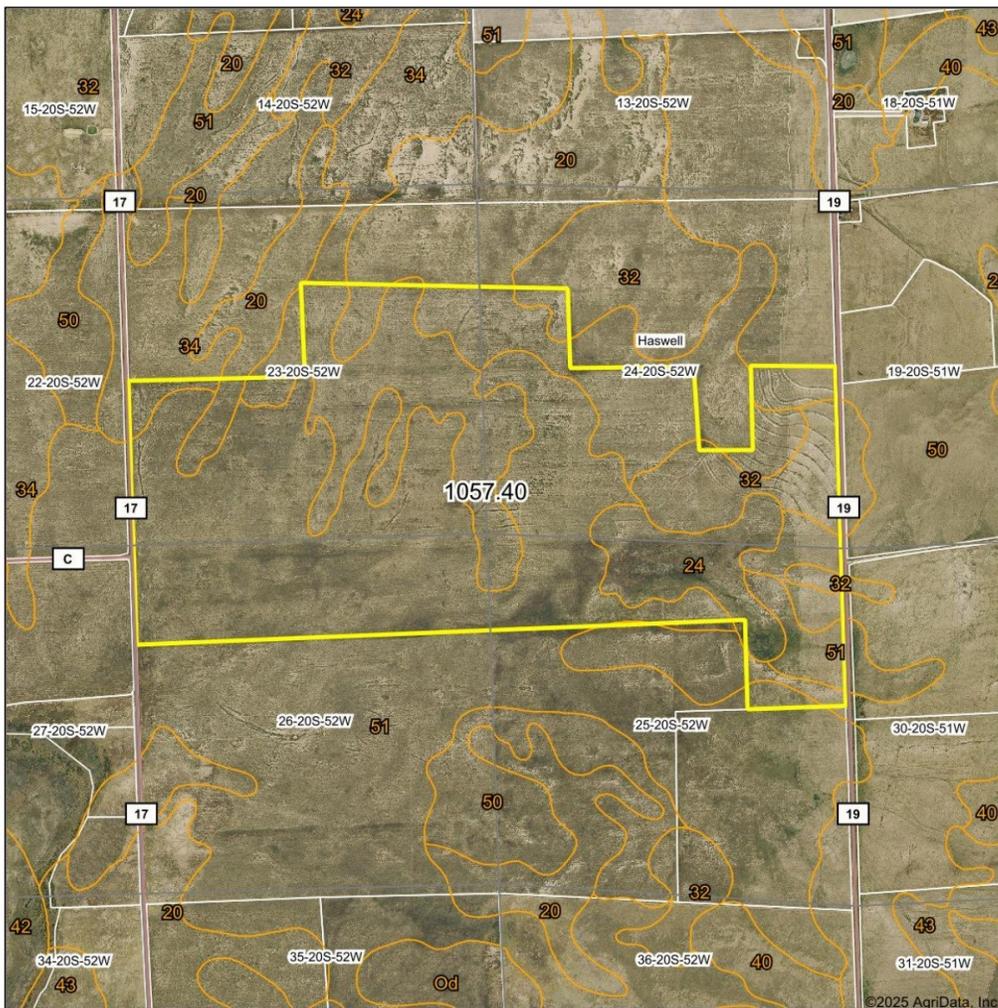


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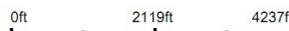
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Aerial Map



Boundary Center: 38.296307, -103.189512



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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24-20S-52W
Kiowa County
Colorado

5/30/2025

Field borders provided by Farm Service Agency as of 5/21/2008.



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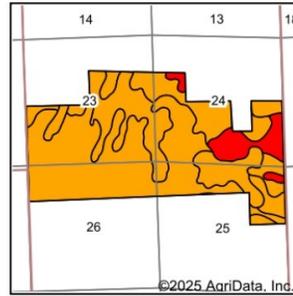
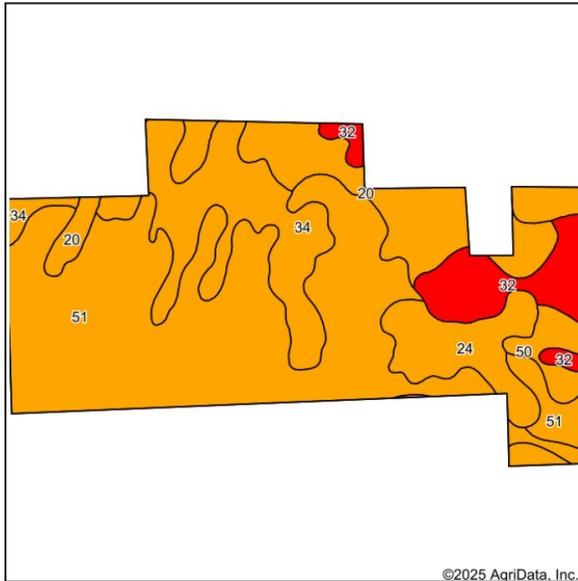
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Soils Map



State: **Colorado**
 County: **Kiowa**
 Location: **24-20S-52W**
 Township: **Haswell**
 Acres: **1057.4**
 Date: **5/30/2025**



Soils data provided by USDA and NRCS.

Area Symbol: CO061, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
51	Fort sandy loam, 0 to 5 percent slopes	532.15	50.3%		IVe
34	Fort, eroded-Kimera complex, 0 to 2 percent slopes	169.37	16.0%		IVc
20	Kimera loam, 0 to 3 percent slopes	139.61	13.2%		IVc
32	Singerton-Pultney complex, 1 to 10 percent slopes	83.10	7.9%		VIe
24	Manzanola silty clay loam, saline, 0 to 2 percent slopes	77.85	7.4%		IVc
50	Fort loam, 0 to 3 percent slopes	55.32	5.2%		IVc
Weighted Average					4.16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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