

Kit Carson County Dryland & CRP

New Price:
\$702,000
\$2,600 per acre



Township 10 South, Range 43 West
North 1/2 less tracts Section 13

LISTING #25026



call me today!

ROBBIE KING, ASSOCIATE BROKER

RKING@RXL.LAND

Office: 719-346-5420 | Mobile: 719-340-3720

1510 Rose Avenue | Burlington, CO 80807

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Features

- 273± Assessed Acres
- 271.87 Dryland & CRP Acres
- 195.31± Cropland Acres
- 67.73± CRP Acres - \$2,583 annual payment, expires 2031
- Current tenant has rights to all growing crops
- 100% of owned mineral rights reserved by seller.
- 2024 taxes: \$1,019.00
- Located southeast of Burlington, CO
- Accessible on County Road 55 & L



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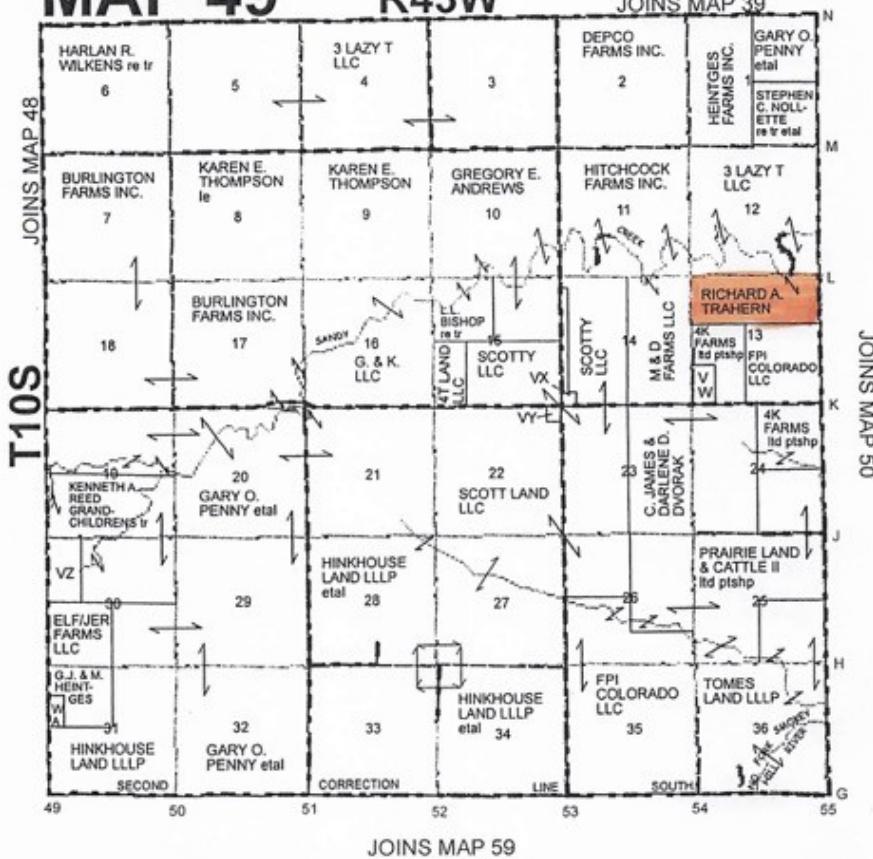
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MAP 49 R43W



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United States
Department of
Agriculture

Kit Carson County, Colorado



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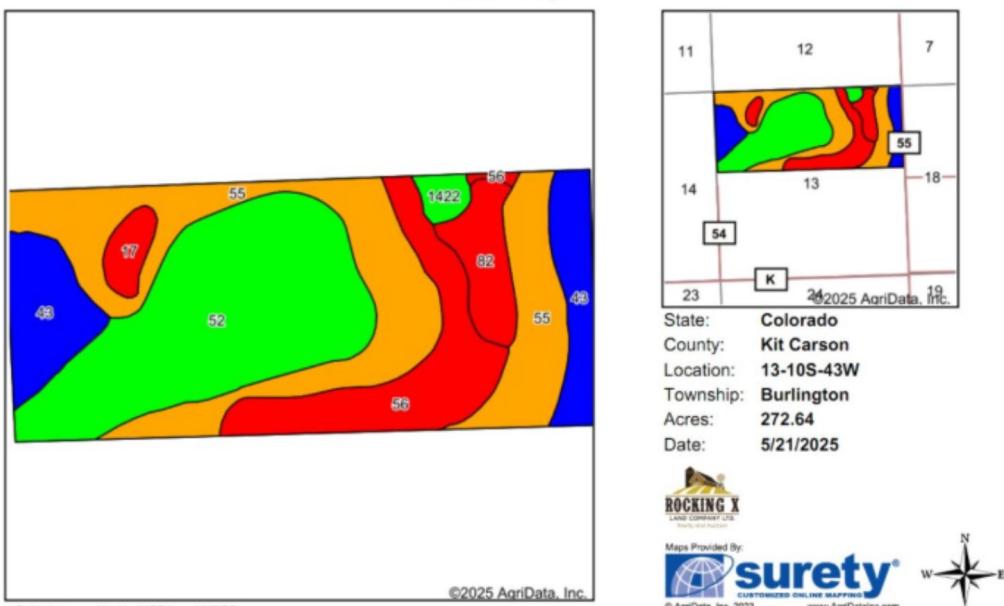
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Soils Map



Area Symbol: CO063, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu
55	Norka-Colby silt loams, 3 to 5 percent slopes	88.02	32.4%	Orange	IVe			
52	Norka silt loam, 0 to 3 percent slopes	87.00	31.9%	Green	IIIe	160		
56	Norka-Colby silt loams, 5 to 15 percent slopes	37.20	13.6%	Red	Vle			
43	Kuma-Keith silt loams, 0 to 2 percent slopes	36.64	13.4%	Blue	IIc	175	38	100
82	Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes	13.98	5.1%	Red	Vle			
17	Colby silt loam, 6 to 15 percent slopes	5.80	2.1%	Red	Vle			
1422	Goshen silt loam, rarely flooded	4.00	1.5%	Green	IIIC			
Weighted Average					3.82	74.6	5.1	13.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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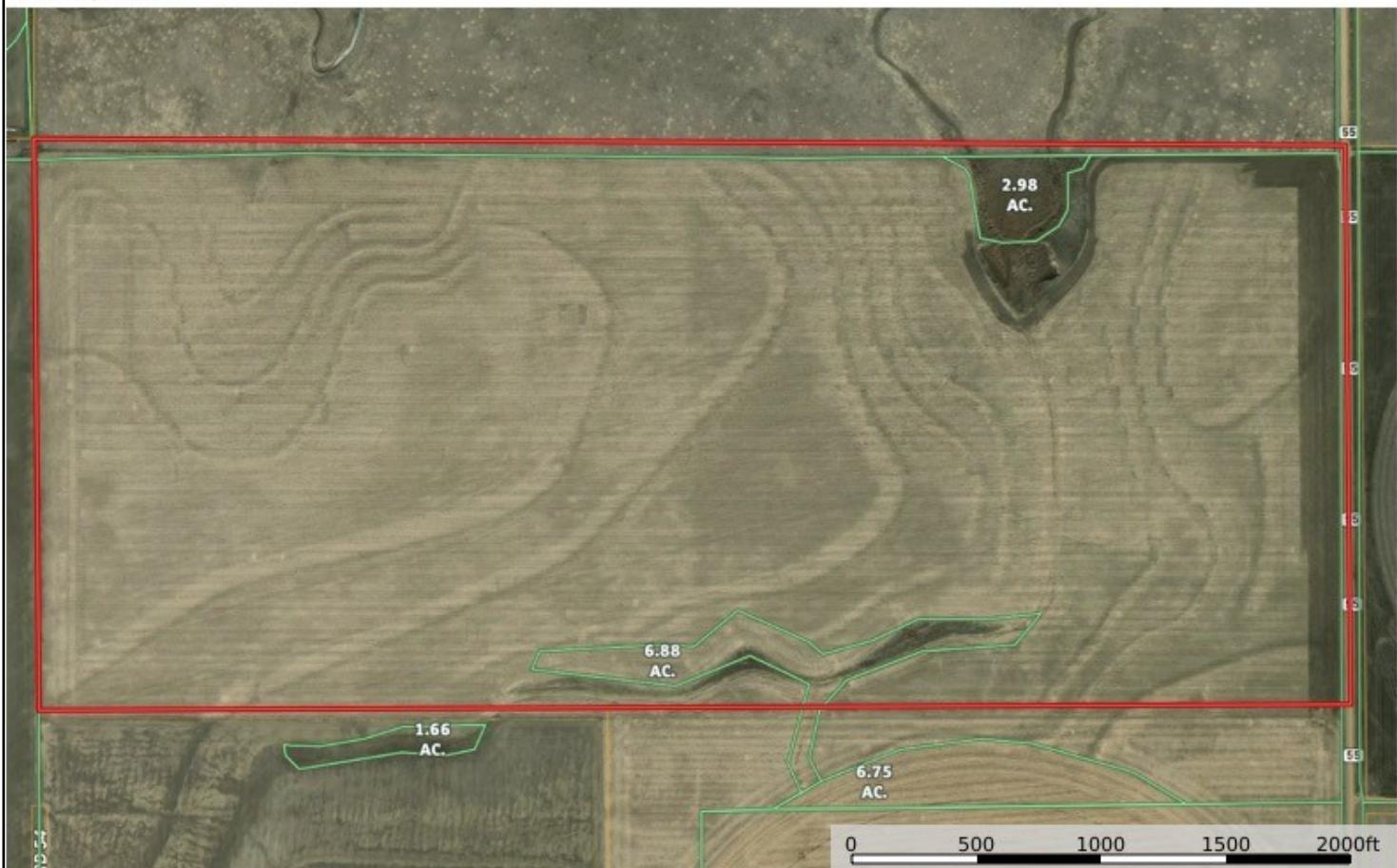


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Trahern Land
Colorado, AC +/-

Rock



Robbie King
P: 7193403720

www.rockingxland.com

1510 Rose Avenue

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