

Kit Carson County

Dryland & CRP



**Virgil George Broker/
Owner**

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• **Which includes**

- 640 ac +/- Land, 472.87 +/- cropland, 130.2 +/- CRP, balance roads and waste.
- 2011 CRP payment shall be prorated to the date of close.
- Owned Mineral rights shall pass to buyer.
- 2009 Taxes \$1,010.
- Wheat subject to 1/3-2/3 crop share lease. Land-lord share to Buyer.



\$414,500

Southwest of Stratton, CO

All Sec 4-T10S-R47W, 6th P.M. Kit Carson County, CO

Excellent crop history.

CROP	BASE ACRES	Dir/CC	Expire
Wheat	302.4	36	
Sunflowers	92	722	
CRP extended	130.2		\$33.46/2020
Total			

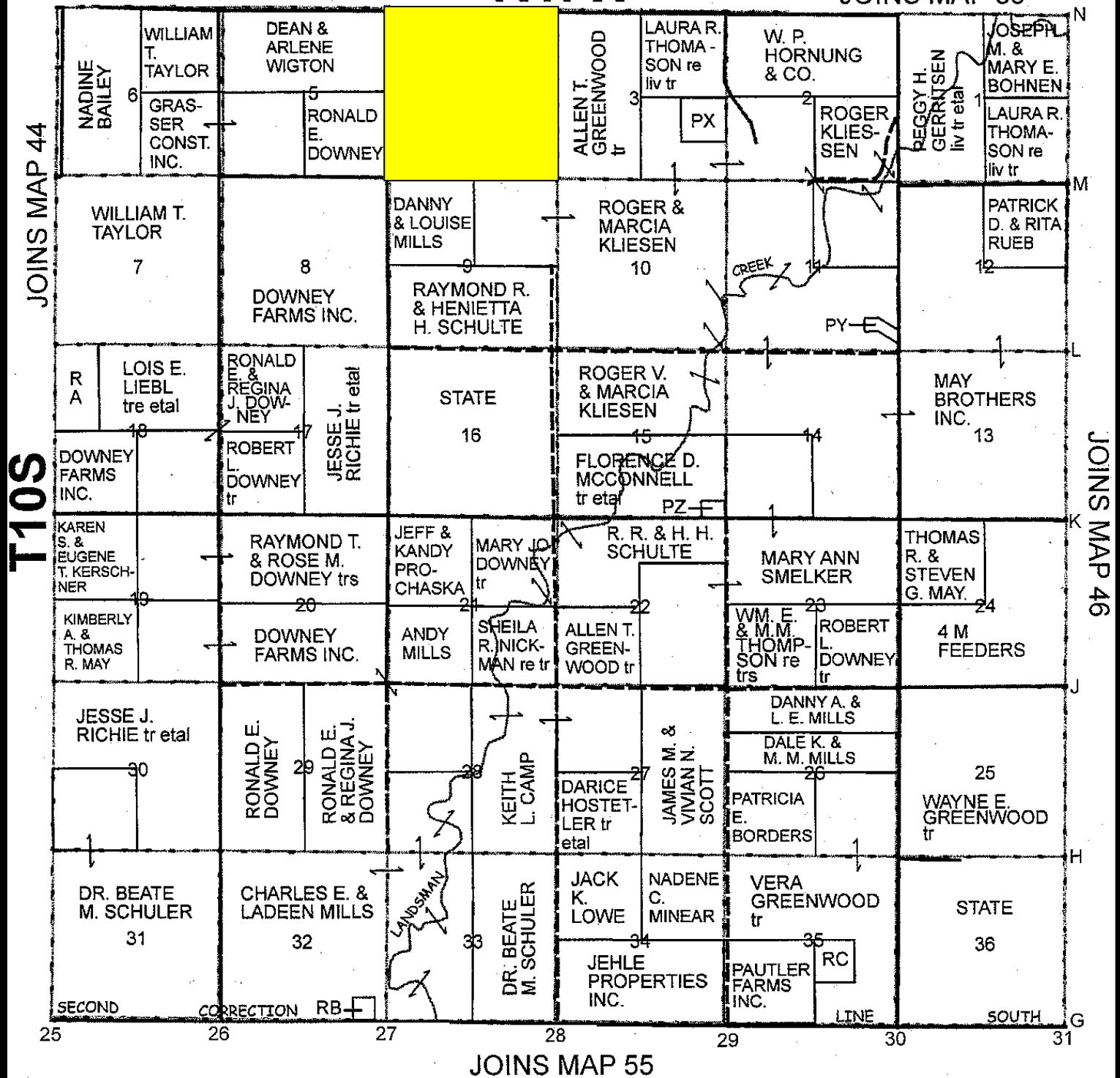
Notice Broker has gathered information from sources deem reliable, although Broker makes no warranties expressed or implied. Broker shall be representing this property as the Sellers agent.*

View additional information and properties at www.rockingxland.com

MAP 45

R47W

JOINS MAP 35



SOUTH OF STRATTON 6 MILES TO ROAD N WEST 2 MILES TO THE NE CORNER OF PROPERTY.
EXCELENT UPLAND BIRD HUNTING AS WELL AS GOOD LOCAL DEER POPULATION.

Corn Stalks

Wheat stubble

Wheat

CRP

472.87
Stratton
4-10S-47W

94.41

35.84

13.87

7.53

