

KIT CARSON COUNTY

DRYLAND



**Virgil George Broker/
Owner**

1510 Rose Ave
Burlington, CO 80807
Phone: 719-346-5420
Mobile: 719-349-1966
Fax: 719-346-5186
rxl@centurytel.net

- **Which includes**

- 1520 ac +/- Deeded Farm Land, 1,457.81 ac +/- Cropland of which approximately 809 ac +/- Growing Wheat balance roads and waste.
- No Mineral rights Available.
- 2009 Taxes \$2,660.00
- Buyer shall receive 50% of 2011 FSA payment

1/3 Growing Wheat to Buyer

Rep. Photo 0/05/2010

\$976,800

Just South West of Seibert, CO

Dryland farm consisting of 1,457 acres +/- cropland currently 809 acres +/- planted to Hatcher Winter wheat insured at the 65% level. Primary soil type III & IV soils across the farm. Excellent access to Highway 59 and local grain elevator. 1,520 Deeded acres \$642.63 per acre.

Buyer shall receive 1/3 of growing wheat.

Notice* Broker has gathered information from sources deemed 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

CROP NW28&NE29-T9S-R49W (319.13)	BASE ACREAGE	DIRECT YIELD	CC YIELD
Wheat	191.9	25	25
Barley	11.0	30	30
Sub. Total	202.9		

CROP NW,W2NE,S2 5-10-49 (524.9)	BASE ACREAGE	DIRECT YIELD	CC YIELD
Wheat	316.6	25	25
Barley	18.1	30	30
Sub. Total	334.7		

CROP NE, S2 6-10-49 (463.4)	BASE ACREAGE	DIRECT YIELD	CC YIELD
Wheat	278.5	25	25
Barley	15.9	30	30
Sub. Total	294.4	0	0

CROP SE 1-10-50 (150.5)	BASE ACREAGE	DIRECT YIELD	CC YIELD
Wheat	89.4	25	25
Barley	5.1	30	30
Sub. Total	94.5	0	0
Total	926.50		

Seibert

Road 13

HWY 59

Road R

Road N

