

FOR SALE

321.32 ACRES • Near Haswell, CO

Location: From Haswell, CO go 3 miles East on Co. Rd. P to the NW property corner.

Legal: W1/2 35, Township 18, Range 51 W of 6th PM

Acreage: 320 Deeded • 321.32 CRP

CRP: This is a 2020 Contract that expires on September 30. The current annual payment is \$10,038 or \$31.24/acre.

Minerals: None

Taxes: \$495.44 (2019) Outstanding, \$583.02 (2018) Paid in Full

Price: \$152,000.00

Comments: Good access, close to Hwy 96 and Haswell, CO. Lays level, productive soils, Priced To Sell.



GENE CRUIKSHANK, ALC
Owner/Broker

**CRUIKSHANK
REALTY**

LAMAR, CO

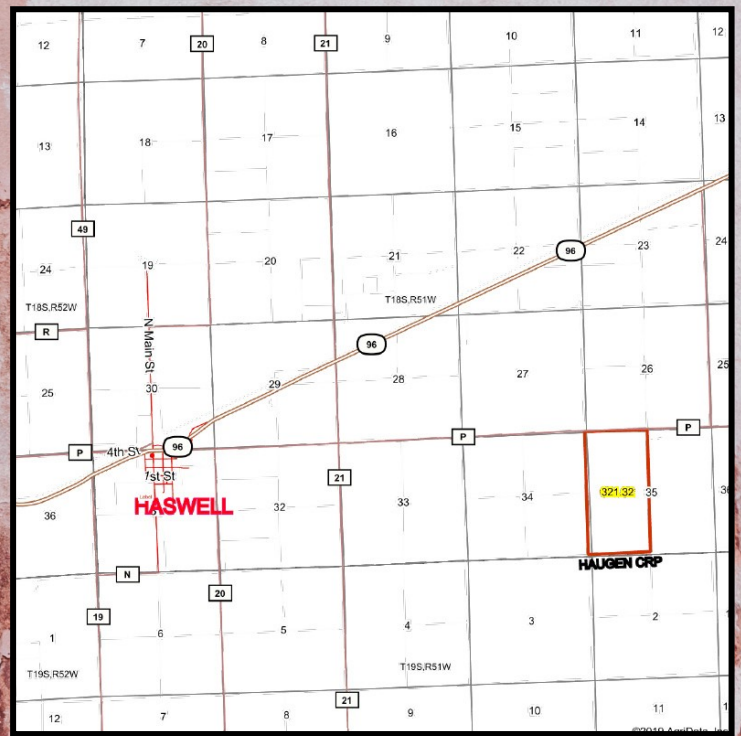
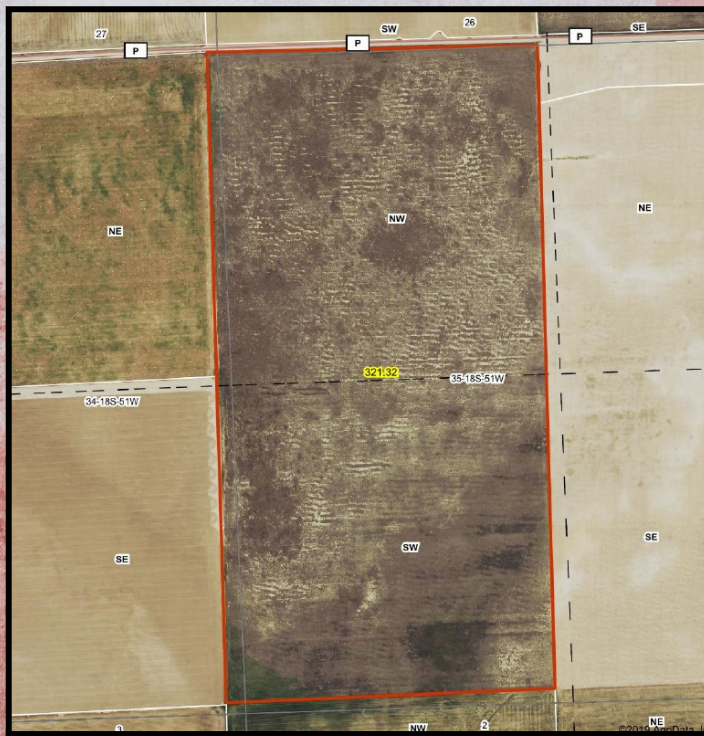
(719) 336-7802

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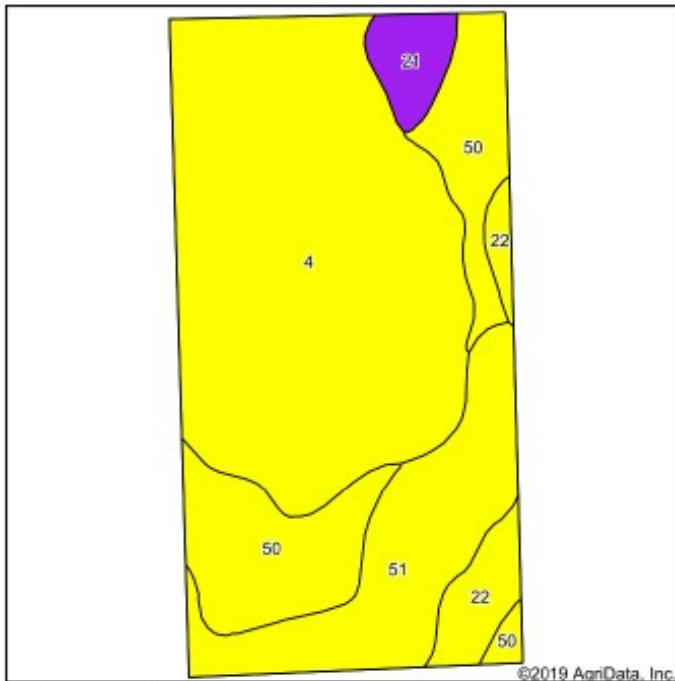
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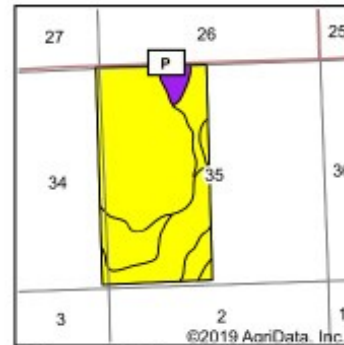


HAUGEN Soils Map



Soils data provided by USDA and NRCS.

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State: Colorado
County: Kiowa
Location: 35-18S-51W
Township: Haswell
Acres: 321.32
Date: 3/3/2020



Maps Provided By:



Area Symbol: C0061, Soil Area Version: 17												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Grain sorghum	Wheat	*n NCCPI Small Grains	
4	Baca-Wiley complex, 0 to 2 percent slopes	177.16	55.1%		> 6.5ft.	Well drained	IVe	Ile	18	21	21	
50	Fort loam, 0 to 3 percent slopes	60.73	18.9%		> 6.5ft.	Well drained	IVc	Ille			18	
51	Fort sandy loam, 0 to 5 percent slopes	56.27	17.5%		> 6.5ft.	Well drained	IVe	Ille			17	
22	Kim-Stoneham-Larimer loams, 3 to 12 percent slopes	16.04	5.0%		> 6.5ft.	Well drained	IVe	IVe	15	17	16	
21	Kim-Harvey-Stoneham loams, 1 to 3 percent slopes	11.12	3.5%		> 6.5ft.	Well drained	Vle	Ille	13	15	16	
Weighted Average									11.1	12.8	*n 18.3	

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method