

1126 ACRES • Kiowa County, CO

FOR SALE

Location: From Eads, CO go 7 miles West on Hwy 196 to Co. Rd. 33 turn South go 3.5 miles to the NE Corner.

Legal: N1/2 & SW1/4 5; N1/2, SE1/4 6, and NE1/4 7 all in Township 19S, Range 49W of the 6 PM

Acreage: 1126.19 Deeded
943.56 CRP
164.74 Rebid CRP

CRP:

There are two current CRP Contracts.

- One is 2021 Contract bid at \$36.00/acre or an annual payment of \$33,968.
- The second CRP Contract is a 2020 Contract with a bid of \$5,420 and has been rebid.
- The Rebid CRP is offered at \$17.81/acre or an annual payment of \$2,934.
- This offer can be withdrawn if desired until about September 1st, 2020.

Minerals: None

Taxes: \$1739.38 (2019)

Price: \$540,480.00

Comments: Nice laying farmland with productive soils, good access and a nice sizable block for farming.



GENE CRUIKSHANK, ALC
Owner/Broker

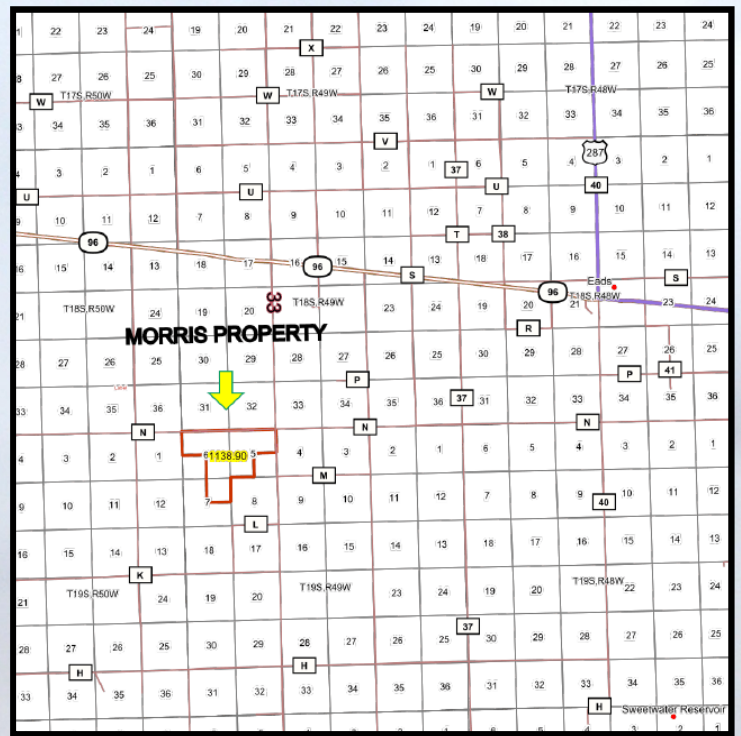
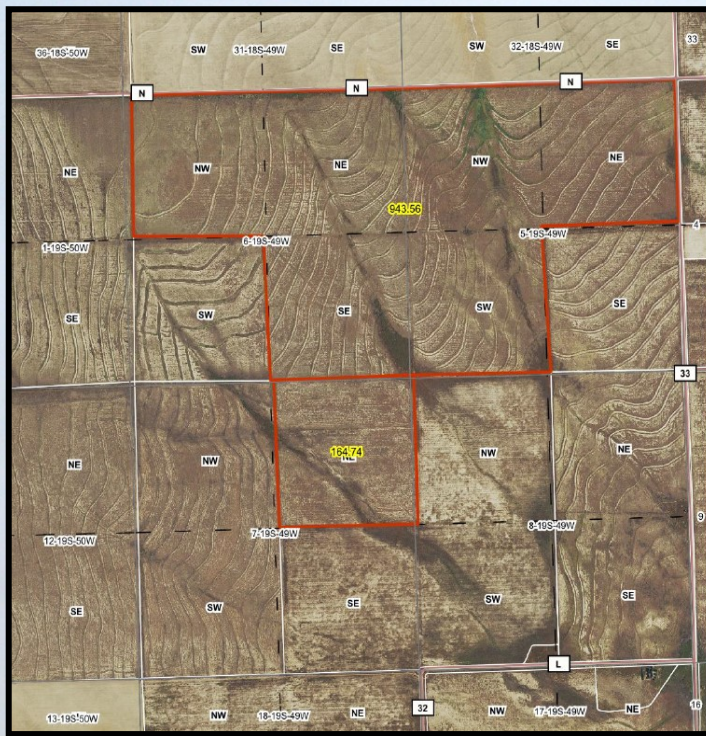
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REALTY**

LAMAR, CO

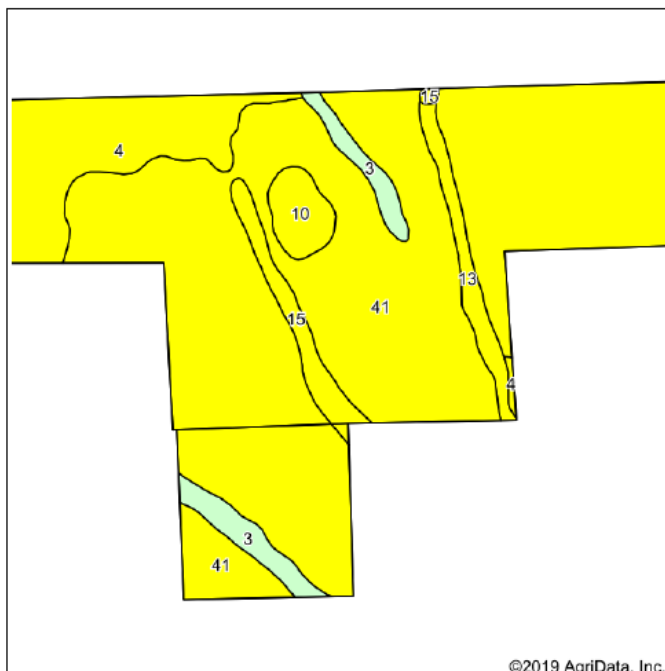
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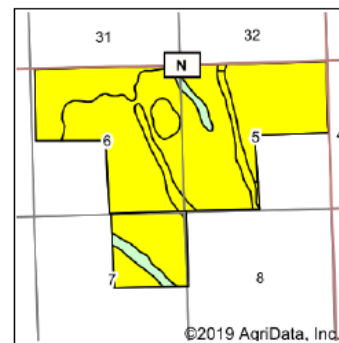
All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



MORRIS Soils Map



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State: **Colorado**
 County: **Kiowa**
 Location: **6-19S-49W**
 Township: **Eads**
 Acres: **1108.3**
 Date: **2/24/2020**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Barley	Cool season grasses	Grain sorghum	Wheat	Winter wheat
41	Wiley loam	850.15	76.7%		> 6.5ft.	Well drained	Ive	Ile			18	20	
4	Baca-Wiley complex, 0 to 2 percent slopes	130.97	11.8%		> 6.5ft.	Well drained	Ive	Ile			18	21	
3	Baca loam, 0 to 1 percent slopes	40.01	3.6%		> 6.5ft.	Well drained	Ivw	Ilw			20	25	
15	Haverson clay loam	32.47	2.9%		> 6.5ft.	Well drained	Ivw	Ilw		2.5	19	20	
13	Fort Collins sandy loam, 0 to 3 percent slopes	29.43	2.7%		> 6.5ft.	Well drained	Ive	Ile	20		25	22	
10	Colby silt loam, 1 to 3 percent slopes	25.27	2.3%		> 6.5ft.	Well drained	Ive	Ille			22		20
Weighted Average									0.5	0.1	18.4	19.9	0.5

*c: Using Capabilities Class Dominant Condition Aggregation Method