

320 Acres Dryland Cheyenne County, CO

Exclusively Listed by The Land Office LLC

\$224,000.00

2020 Property Tax \$575.10. Seller's mineral interest, if any, shall transfer to Buyer. Possession immediate upon closing. No improvements. No developed water.

Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
318.12	314.1	Wheat	PLC	124.22	23

Legal: W2 Section 33, Township 13 South, Range 47 West of the 6th P.M.
Cheyenne County, Colorado

Directions: From Kit Carson, 8 miles north on Hwy 59 to County Road V, 6 miles east on County Road V to northwest corner of property.

0337 *The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*

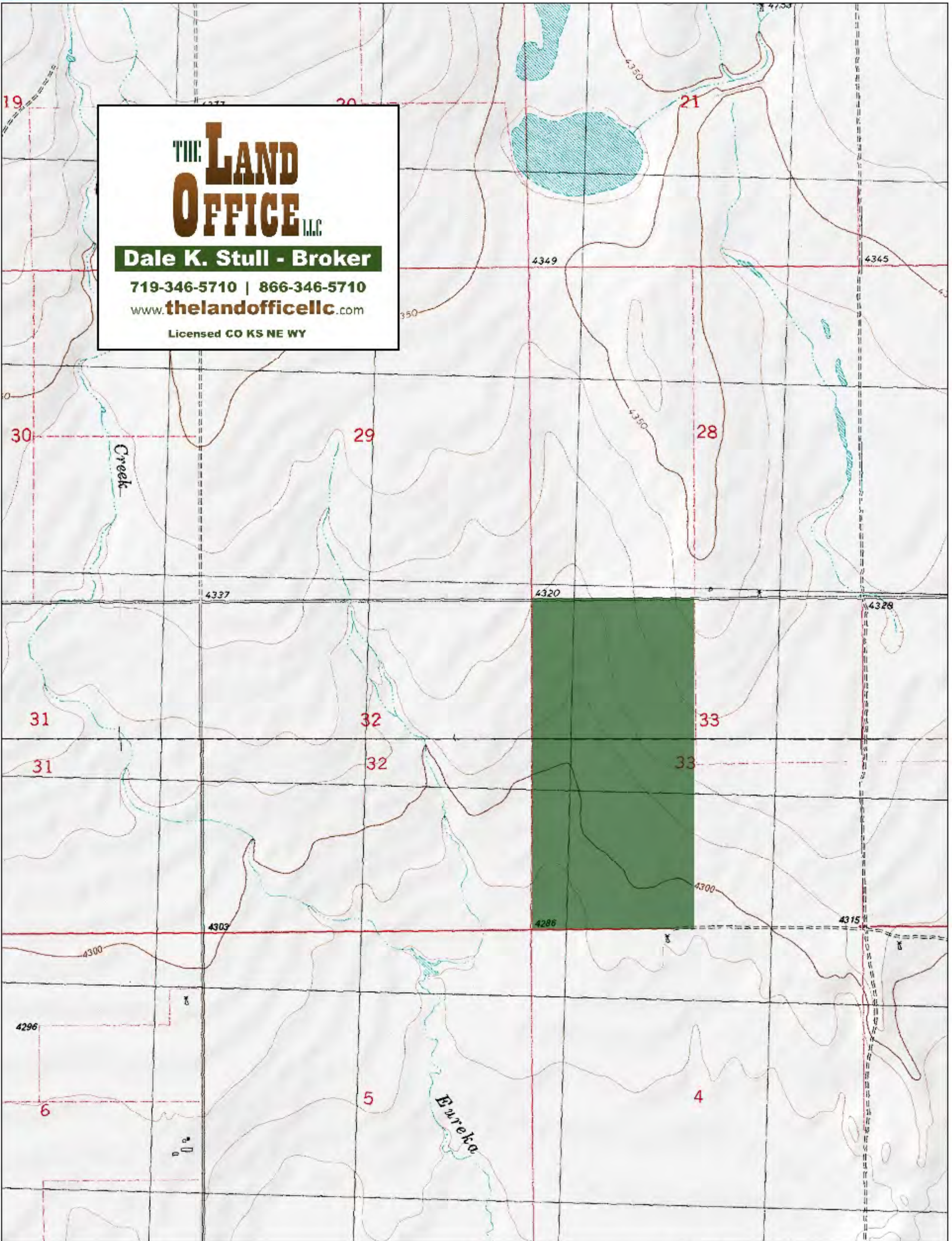


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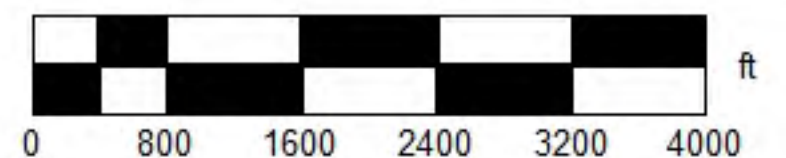
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MN (6.2° E)



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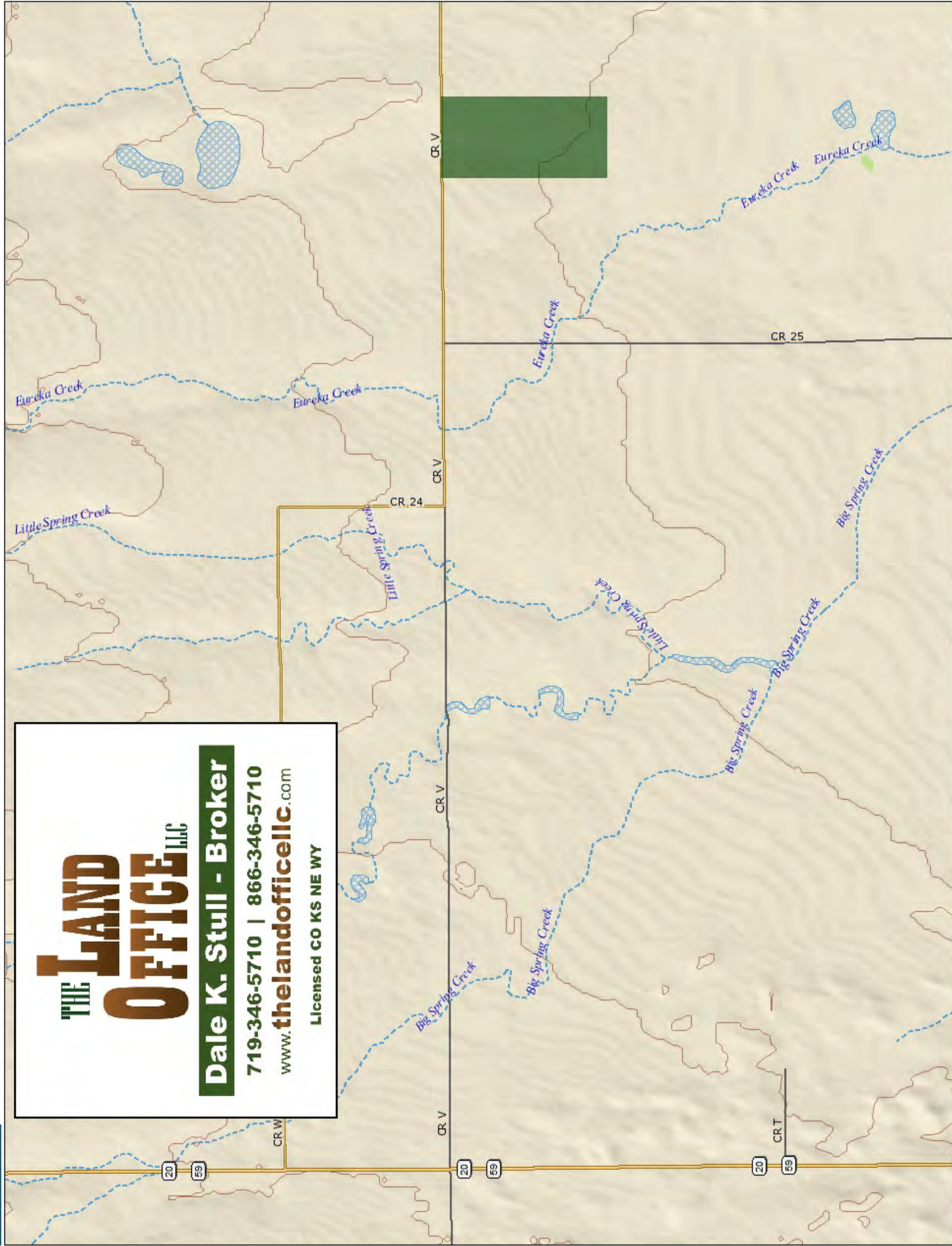
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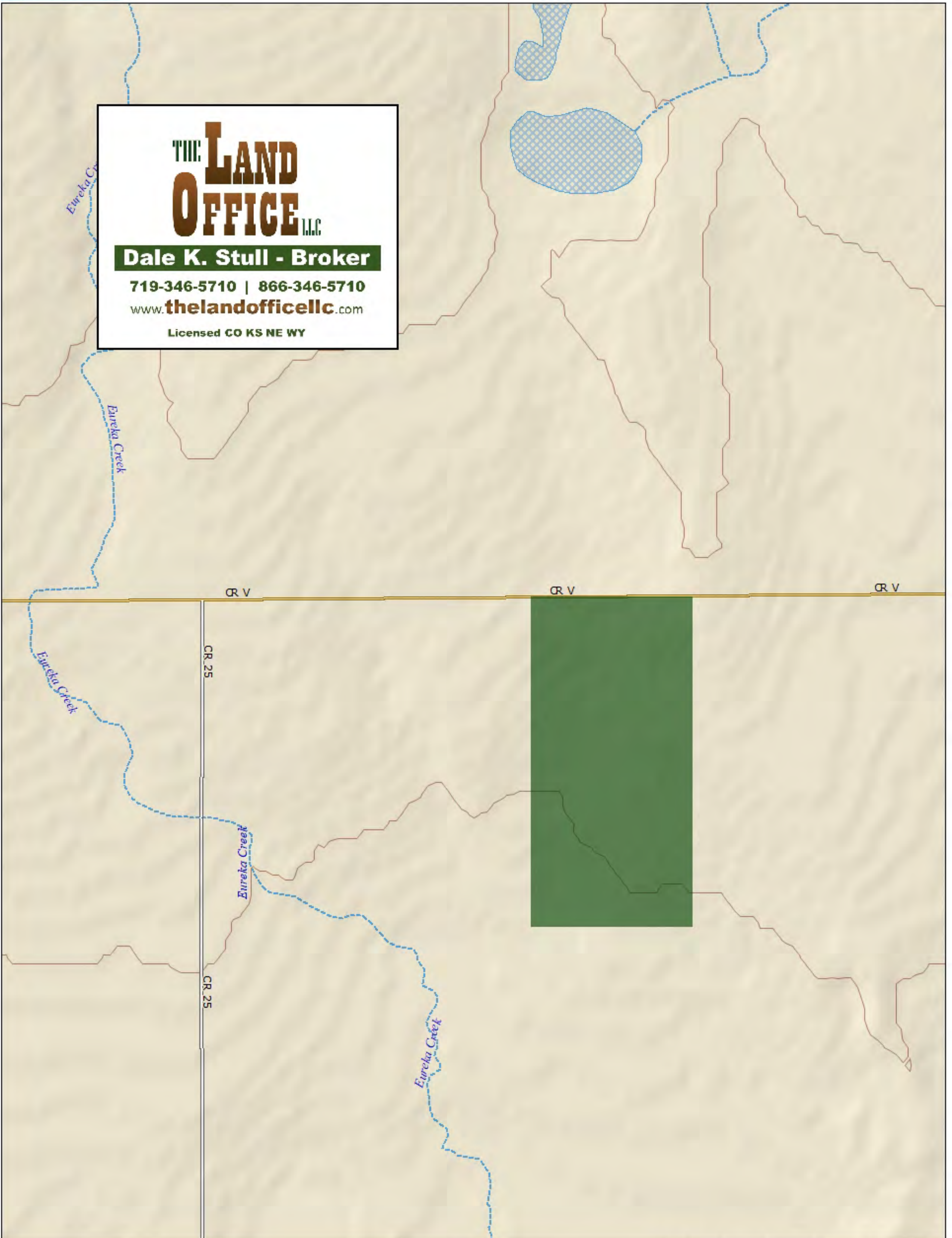
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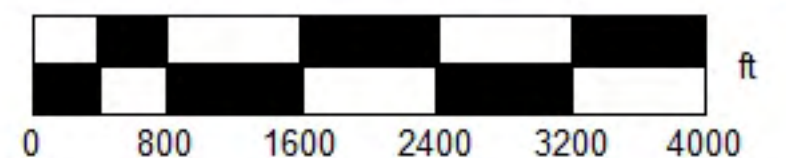
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MN (6.2° E)



Data Zoom 13-0

Aerial Map



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Map Center: 38° 52' 26, -102° 40' 34.67

0ft 831ft 1662ft

33-13S-47W
Cheyenne County
Colorado



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Maps Provided By:



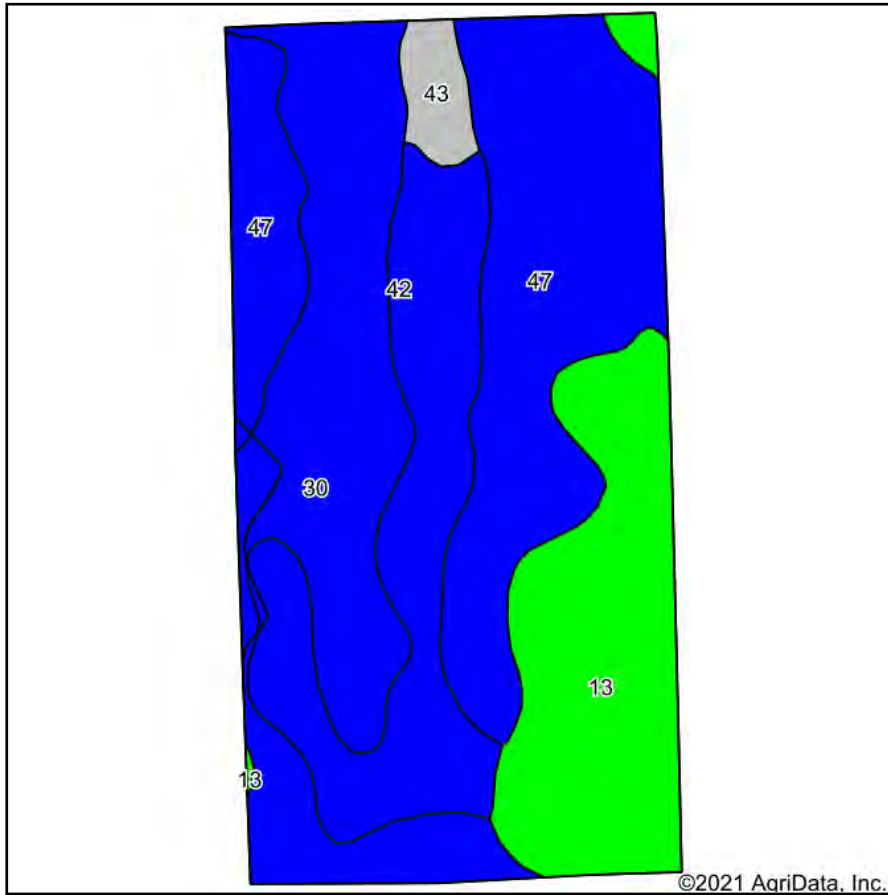
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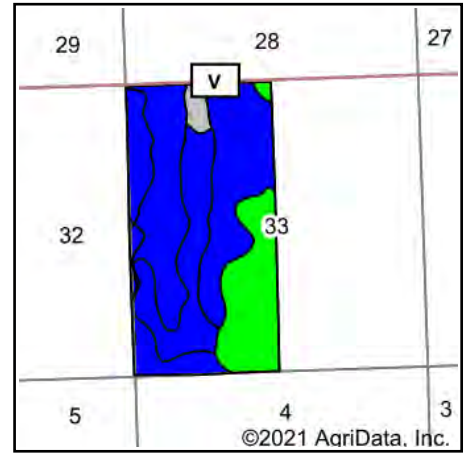
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Cheyenne**
 Location: **33-13S-47W**
 Township: **Kit Carson**
 Acres: **318.16**
 Date: **9/7/2021**

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Area Symbol: CO017, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat	*n NCCPI Soybeans
47	Ulm loam, 0 to 3 percent slopes	98.67	31.0%		IVe	Ile	19	27
30	Manzanst clay loam, 0 to 3 percent slopes	86.50	27.2%		IVc	IIle		22
13	Fort Collins loam, 0 to 3 percent slopes	65.90	20.7%		IIIe	IIle		36
42	Stoneham loam, 3 to 5 percent slopes	59.62	18.7%		IVc	IVe		34
43	Stoneham-Kim loams, 6 to 12 percent slopes	7.47	2.3%		VIe	VIe		24
Weighted Average							5.9	*n 28.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.