

320 Acres Dryland Cheyenne County, CO

Exclusively Listed by The Land Office LLC



\$ 248,000.00

2024 Property Tax: \$486.12
Possession immediate upon closing and delivery of deed, subject to a cash lease. There are no improvements and no developed water.

Directions: From Kit Carson on Hwy 40, north on Hwy 59 8 miles to County Road V. East on County Road V 6 miles to the northwest corner of the property.



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

0386 The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. 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.



Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

Cell 719-349-5710

Email: dalestull@thelandofficellc.com www.thelandofficellc.com

**THE LAND
OFFICE LLC**
Dale K. Stull - Broker
 719-349-5710
www.thelandoffice.com
 Licensed CO KS NE WY

320 Acres Dryland

Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com



MN (5.6° E)



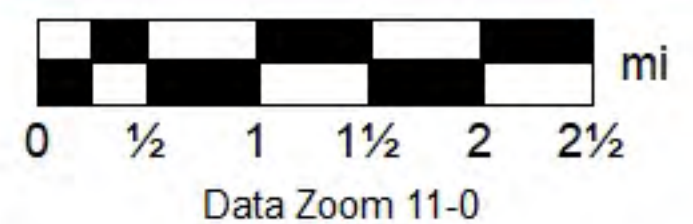
Data Zoom 11-0



Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com

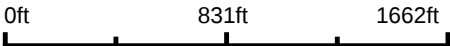


Aerial Map



©2025 AgriData, Inc.

Boundary Center: 38° 52' 25.75, -102° 40' 51.65



THE LAND OFFICE LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

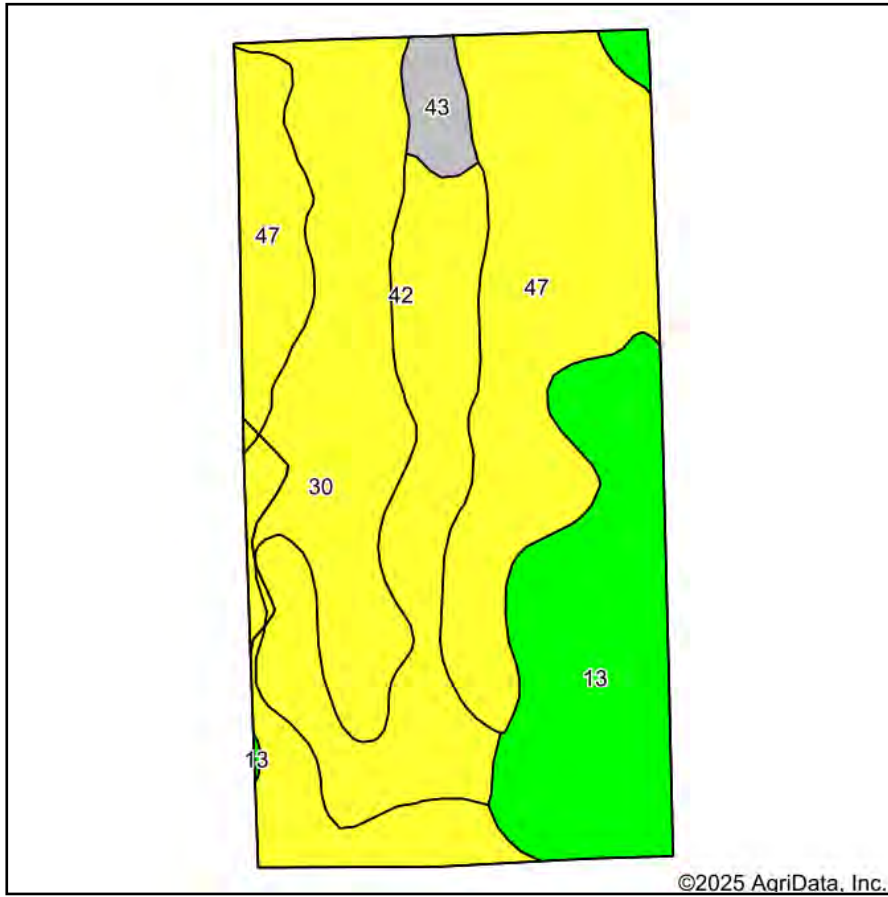
33-13S-47W
Cheyenne County
Colorado



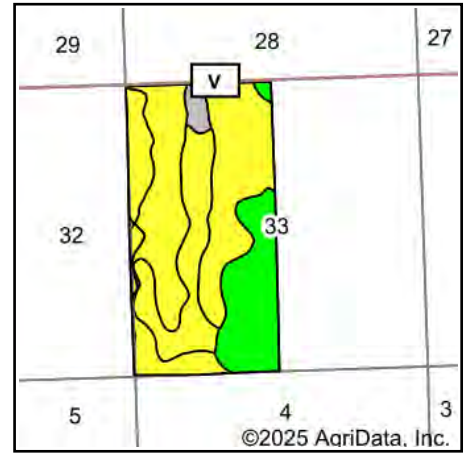
11/13/2025

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: **11/13/2025**

THE LAND
OFFICE LLC

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: CO017, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat Bu	*n NCCPI Soybeans
47	Ulm loam, 0 to 3 percent slopes	98.67	31.1%		IVe	Ile	19	26
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	IIIe		35
42	Stoneham loam, 3 to 5 percent slopes	59.62	18.7%		IVc	IVe		33
43	Stoneham-Kim loams, 6 to 12 percent slopes	7.47	2.3%		VIe	VIe		24
Weighted Average					3.84	2.95	5.9	*n 28

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

*c: Using Capabilities Class Dominant Condition Aggregation Method