

**REPRICED! 1,713.76+/- ACRES
KIT CARSON COUNTY DRYLAND
WASHINGTON COUNTY DRYLAND**



**SELLING IN FIVE PARCELS
GROWING CROP NEGOTIABLE
SELLER RESERVES 100% OF OWNED MINERAL RIGHTS**

MLS #1048615

LISTING #26028



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County & Legal	Listing Price	Dryland Acres	*PLC Wht Base acres/Yld	*PLC Corn Base acres/Yld	2024-25 Taxes
Kit Carson Co. NW & Lots 1-4 Sec 2-T6S-R50W	\$509,867 \$1,650 per acre	309.01	159.17/39	19.99/70	\$870.80
Kit Carson County S2 Section 11 T7S-R50W	\$341,188 \$1,250 per acre	272.95	127.53/31	17.48/70	\$682.00
Kit Carson County SW Section 4 T6S-R49W	\$260,618 \$1,650 per acre	157.95	86.84/34	20.28/132	\$441.16
Washington Co. W2 & NE4 & Lots 3-4 Section 34 T5S & T5.5-R49W	\$665,375 \$1,350 per acre	492.87	268.13/31	N/A	\$876.72
Washington Co. W2 & SE4 Sec. 27 T5S-R49W	\$649,323 \$1,350 per acre	480.98	261.67/31	N/A	\$821.00
Total	\$2,426,371	1713.76	903.34	57.75	\$3,691.68



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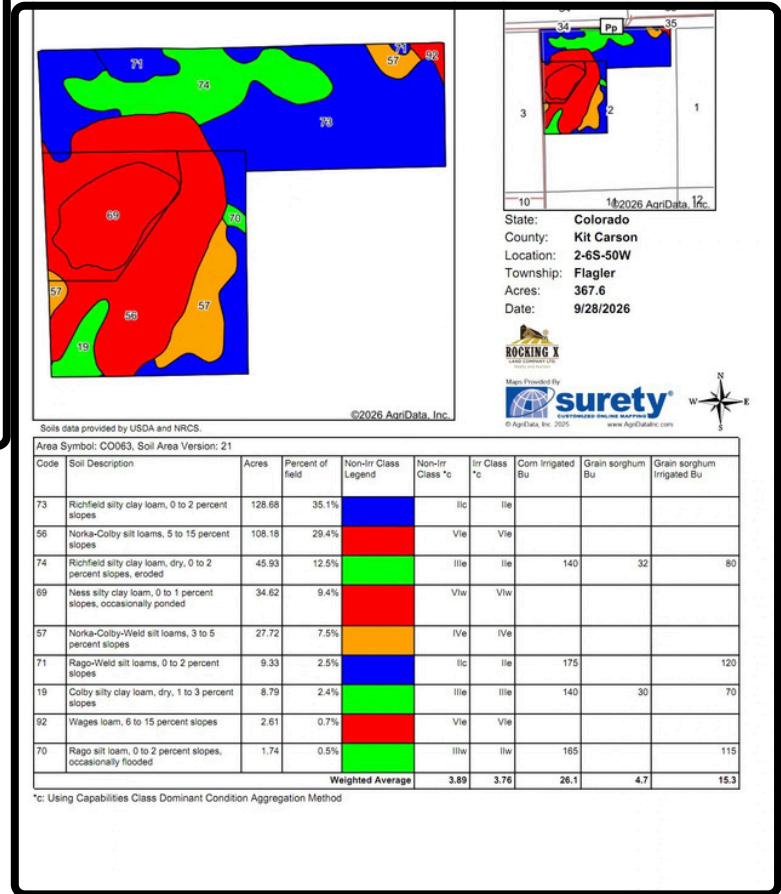
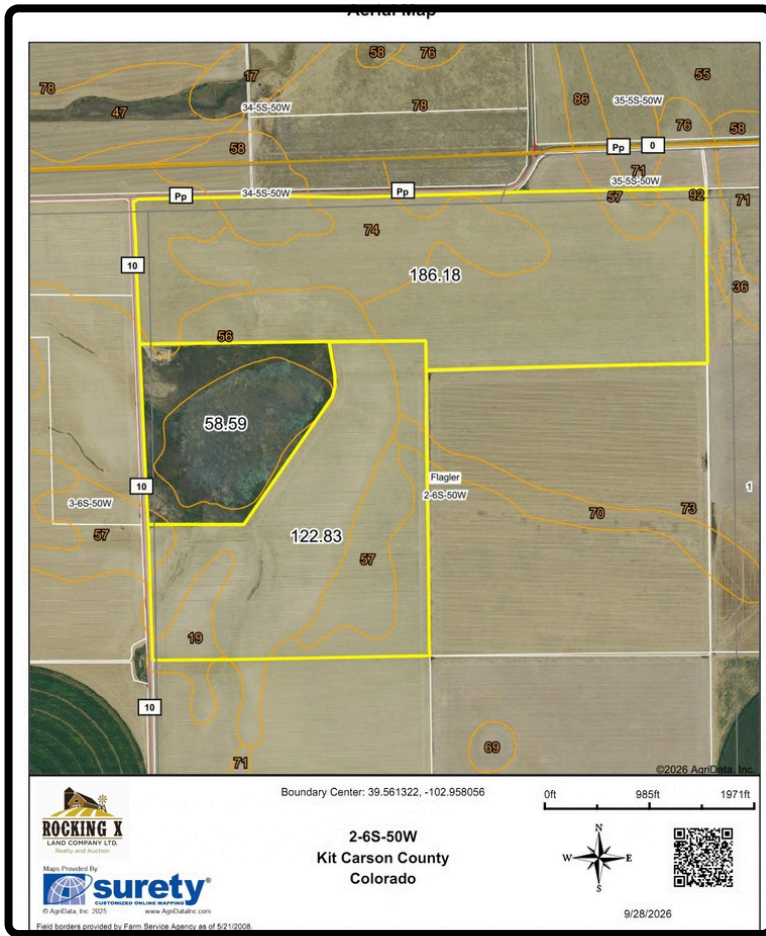
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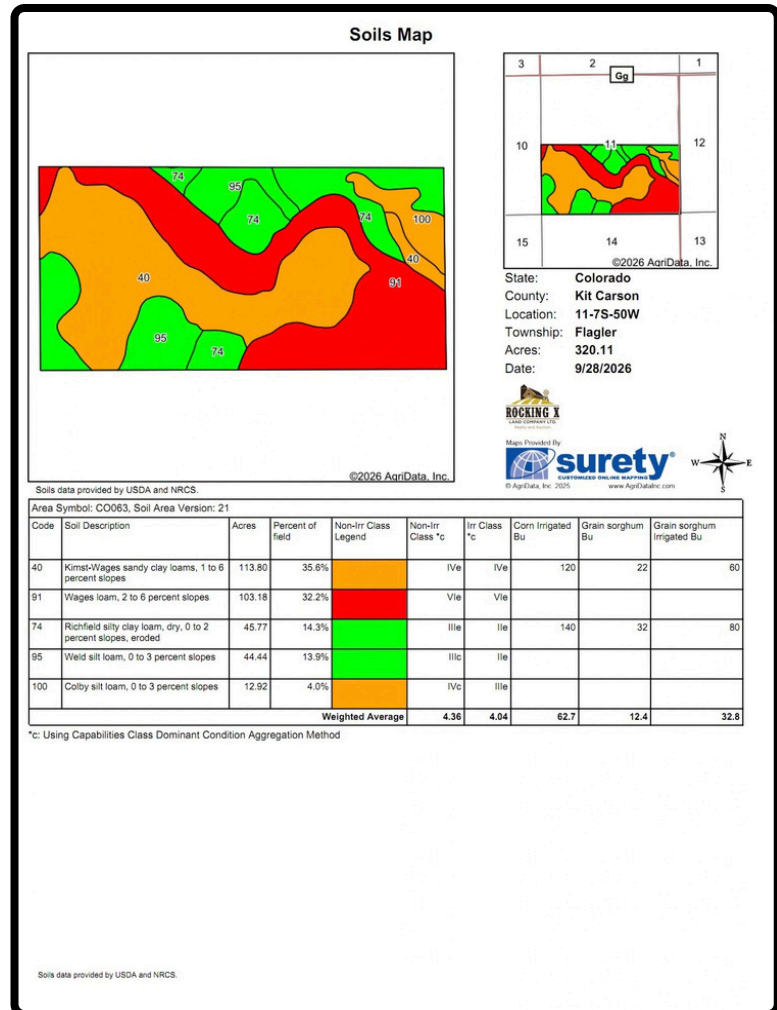
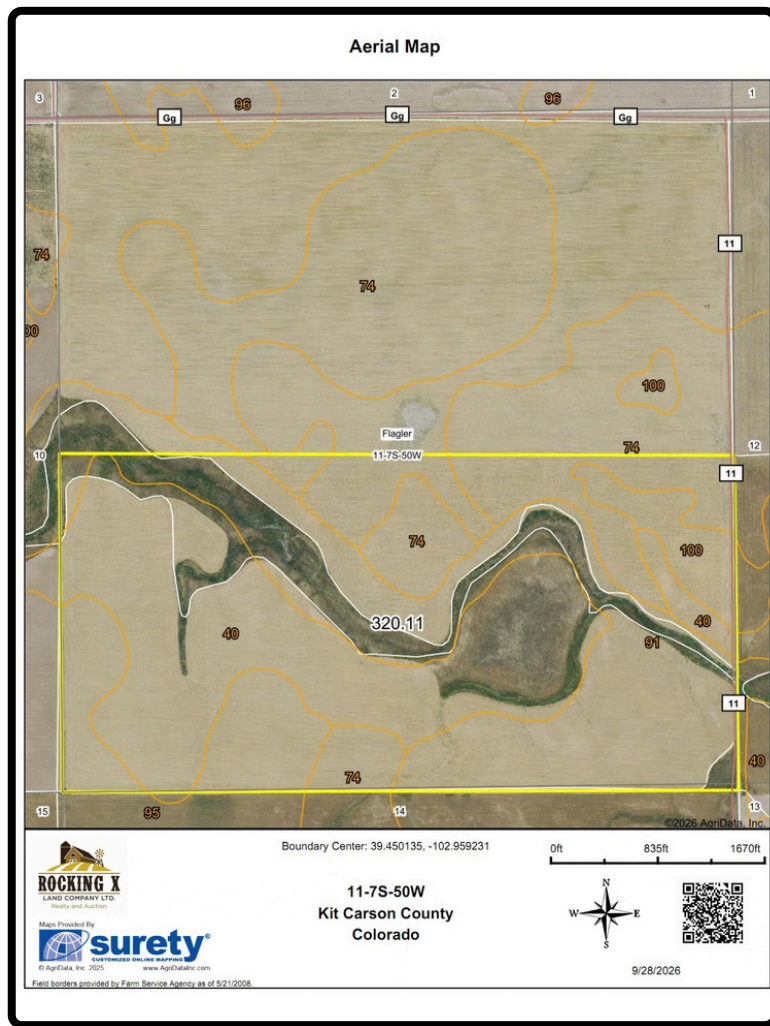
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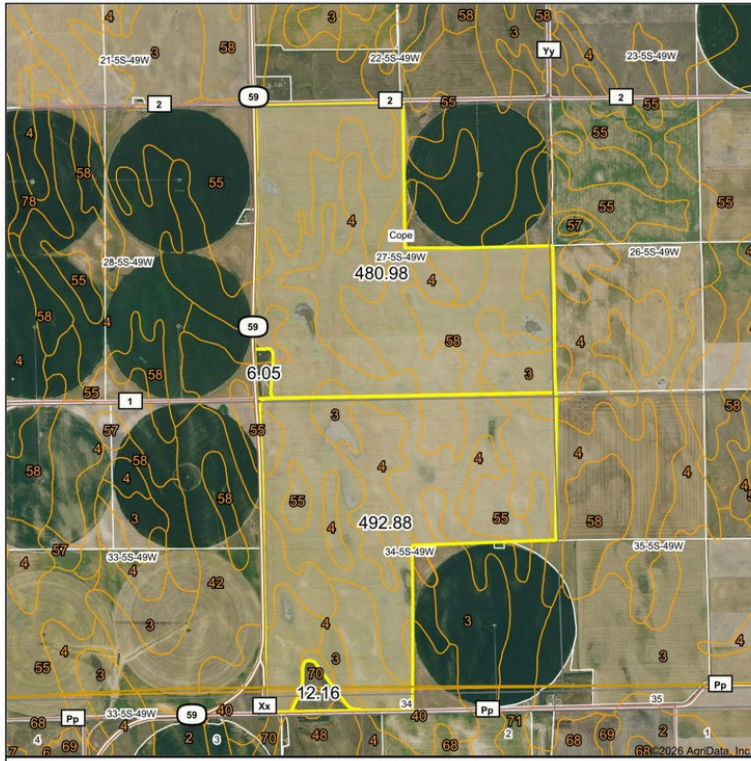


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Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2026.

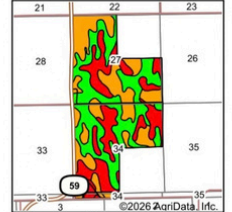
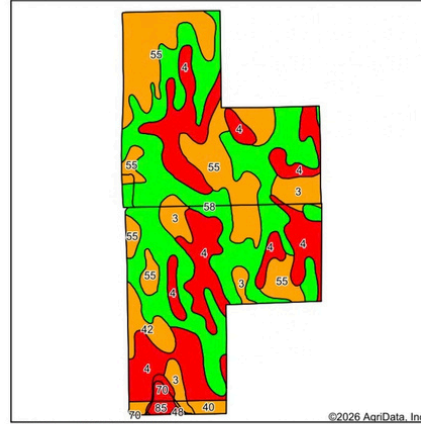
Boundary Center: 39.582187, -102.850152



34-SS-49W
Washington County
Colorado

9/28/2026

Soils Map



State: Colorado
County: Washington
Location: 34-SS-49W
Township: Cope
Acres: 992.07
Date: 9/28/2026



Field borders provided by Farm Service Agency as of 5/21/2026.

Soils data provided by USDA and NRCS.

Area Symbol: CO063, Soil Area Version: 21
Area Symbol: CO121, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Com Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu
58	Rago silt loam, 0 to 2 percent slopes	375.76	37.9%			IIIc			
4	Ascalon sandy loam, 3 to 9 percent slopes	277.56	28.0%			VIe			
55	Platner loam, 0 to 3 percent slopes	225.17	22.7%			IVs			
3	Ascalon sandy loam, 0 to 3 percent slopes	57.03	5.7%			IVc	150	24	90
42	Mantel-Julesburg sandy loams, 2 to 5 percent slopes	26.30	2.7%			IVe	120		
40	Kimst-Wages sandy clay loams, 1 to 5 percent slopes	12.24	1.2%			IVe	120	22	60
70	Valent sand, 3 to 9 percent slopes	8.19	0.8%			VIe			
85	Valent sand, 3 to 9 percent slopes	5.80	0.6%			VIe			
4	Ascalon sandy loam, 0 to 3 percent slopes	2.68	0.3%			IVc	150	24	90
48	Mantel-Ascalon sandy loams, 5 to 15 percent slopes	1.34	0.1%			VIe			
Weighted Average					4.21	3.87	13.7	1.7	6.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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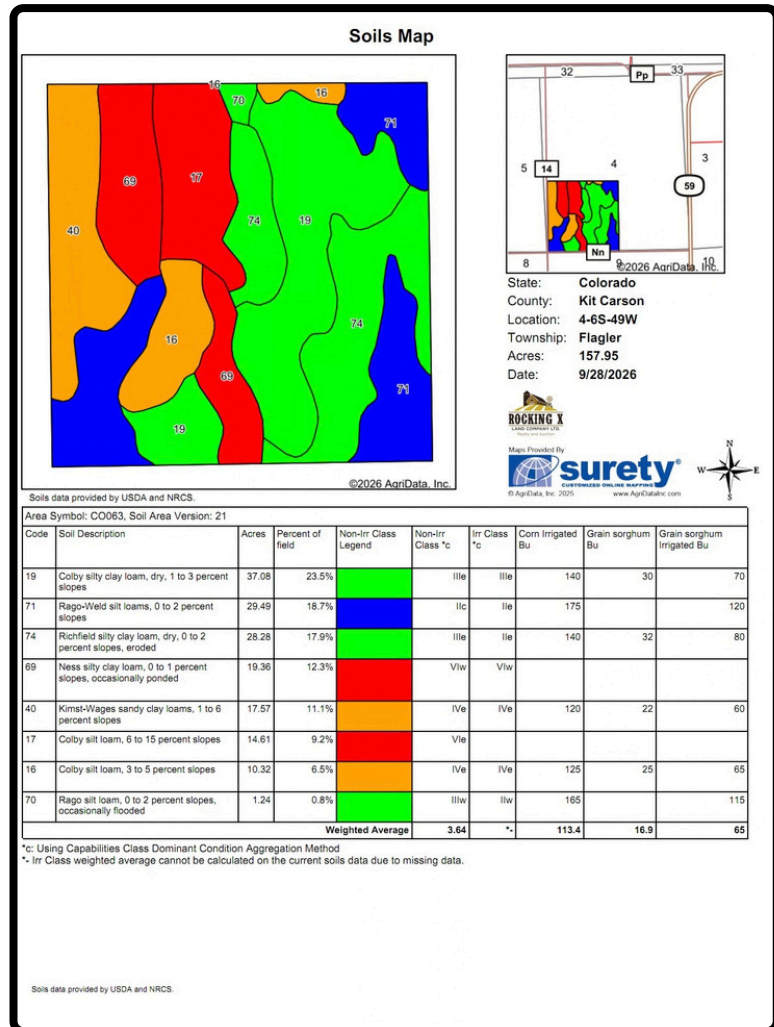
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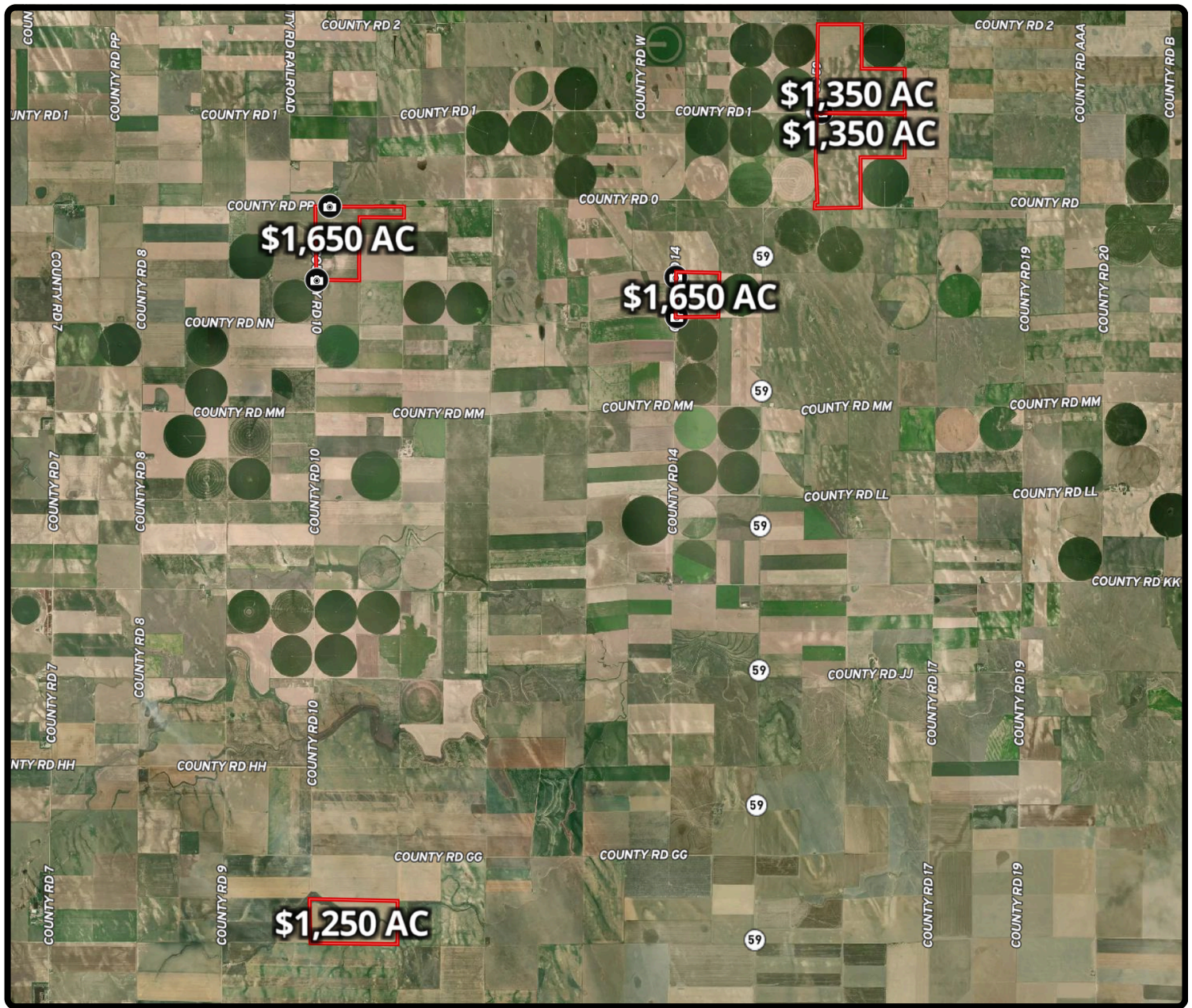
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