

Kit Carson & Washington County Irrigated & Dryland Listing Repriced @ \$3,043,400.00



MLS #1048615

LISTING #25042



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VIRGIL GEORGE, EMPLOYING BROKER

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FEATURES:

824.9+/- total acres spanning Kit Carson & Washington Counties, CO
This productive farm includes 376.41+/- acres under pivot irrigation and 448.49+/- acres of quality dryland, with strong Class II soils throughout.

***Located in E1/2 of Section 3-6S-50W and Lots 1-3 in Kit Carson County, the first tract includes 122.41+/- acres of irrigated alfalfa under Zimmatic sprinkler (Well Permit #13213-F 549 G.P.M.) and 348.49+/- acres of dryland farm ground. PLC Wheat 242.55 acres/39bu. & Corn 127.02 acres/147 bu. 2024 Taxes: \$4,995.08**
Listed @ \$1,344,360.00; \$734,460 Irrigated, \$609,900 Dryland

***Additional acreage includes the S1/2 of Section 33-5S-R49W, Washington County and Lots 1-4 of Section 33-5.5S-49W in Kit Carson County, featuring 254+/- irrigated acres under Valley sprinklers - 124+/- acres alfalfa, plus 100+/- acres dryland. Two irrigated wells serve this tract, Well Permit #13256-FP (680 G.P.M.) and Well Permit #13255-FP (563 G.P.M.)**

Listing @ \$1,699,040.00; \$376.41+/- Irrigated, 448.49+/- Dryland
PLC Wheat 170.03 acres/34 bu. & Corn 39.71 acres/132 bu.
100% of minerals reserved.

Washington County 2024 Taxes: \$2,716.08

Kit Carson County Taxes: \$108.9

Offered @ \$3,043,400

Call Virgil George @ 719-349-1966 to request details or schedule a showing.



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Aerial Map

Boundary Center: 39.557719, -102.974957

3-6S-50W
Kit Carson County
Colorado

0ft 1073ft 2146ft

N
W E
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8/1/2025

Rocking X
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Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.



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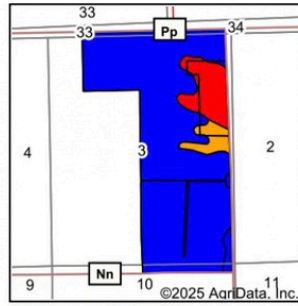
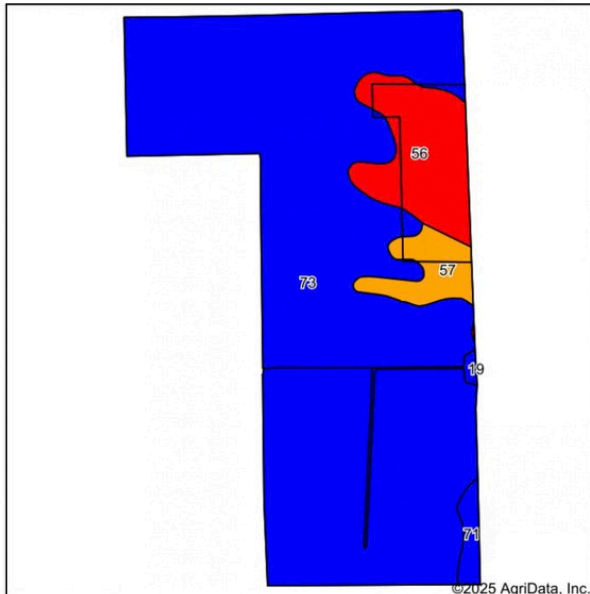
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Soils Map



State: **Colorado**
 County: **Kit Carson**
 Location: **3-6S-50W**
 Township: **Flagler**
 Acres: **474.19**
 Date: **8/1/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: CO063, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu
73	Richfield silty clay loam, 0 to 2 percent slopes	404.57	85.4%		Ilc	Ile			
56	Norka-Colby silt loams, 5 to 15 percent slopes	45.20	9.5%		Vle	Vle			
57	Norka-Colby-Weld silt loams, 3 to 5 percent slopes	18.12	3.8%		IVe	IVe			
71	Rago-Weld silt loams, 0 to 2 percent slopes	6.30	1.3%		Ilc	Ile	175		120
Weighted Average					2.46	2.46	2.3	*	1.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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33-5S-49W
Washington County
Colorado



8/1/2025



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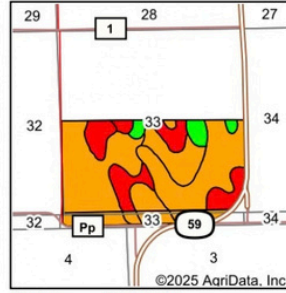
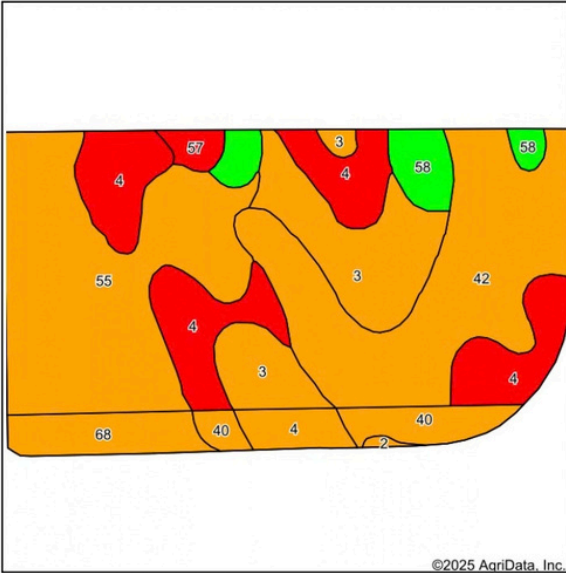
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Soils Map



State: **Colorado**
 County: **Washington**
 Location: **33-5S-49W**
 Township: **Cope**
 Acres: **354.09**
 Date: **8/1/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: CO063, Soil Area Version: 20
 Area Symbol: CO121, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu
55	Platner loam, 0 to 3 percent slopes	93.64	26.5%		IVs	IIIs			
42	Manter-Julesburg sandy loams, 2 to 5 percent slopes	85.77	24.2%		IVe	IIIs	120		
4	Ascalon sandy loam, 3 to 9 percent slopes	65.62	18.5%		Vle	Vle			
3	Ascalon sandy loam, 0 to 3 percent slopes	49.21	13.9%		IVc	IIIs	150	24	90
68	Platner loam, 0 to 3 percent slopes	16.02	4.5%		IVs	IIIs			
58	Rago silt loam, 0 to 2 percent slopes	15.90	4.5%		IIIs	IIIs			
40	Kimst-Wages sandy clay loams, 1 to 6 percent slopes	14.64	4.1%		IVe	IVe	120	22	60
4	Ascalon sandy loam, 0 to 3 percent slopes	8.35	2.4%		IVc	IIIs	150	24	90
57	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	4.18	1.2%		Vlw	Vlw			
2	Ascalon sandy loam, 3 to 5 percent slopes	0.76	0.2%		IVc	IIIs			
Weighted Average					4.35	3.63	58.4	4.8	17.1

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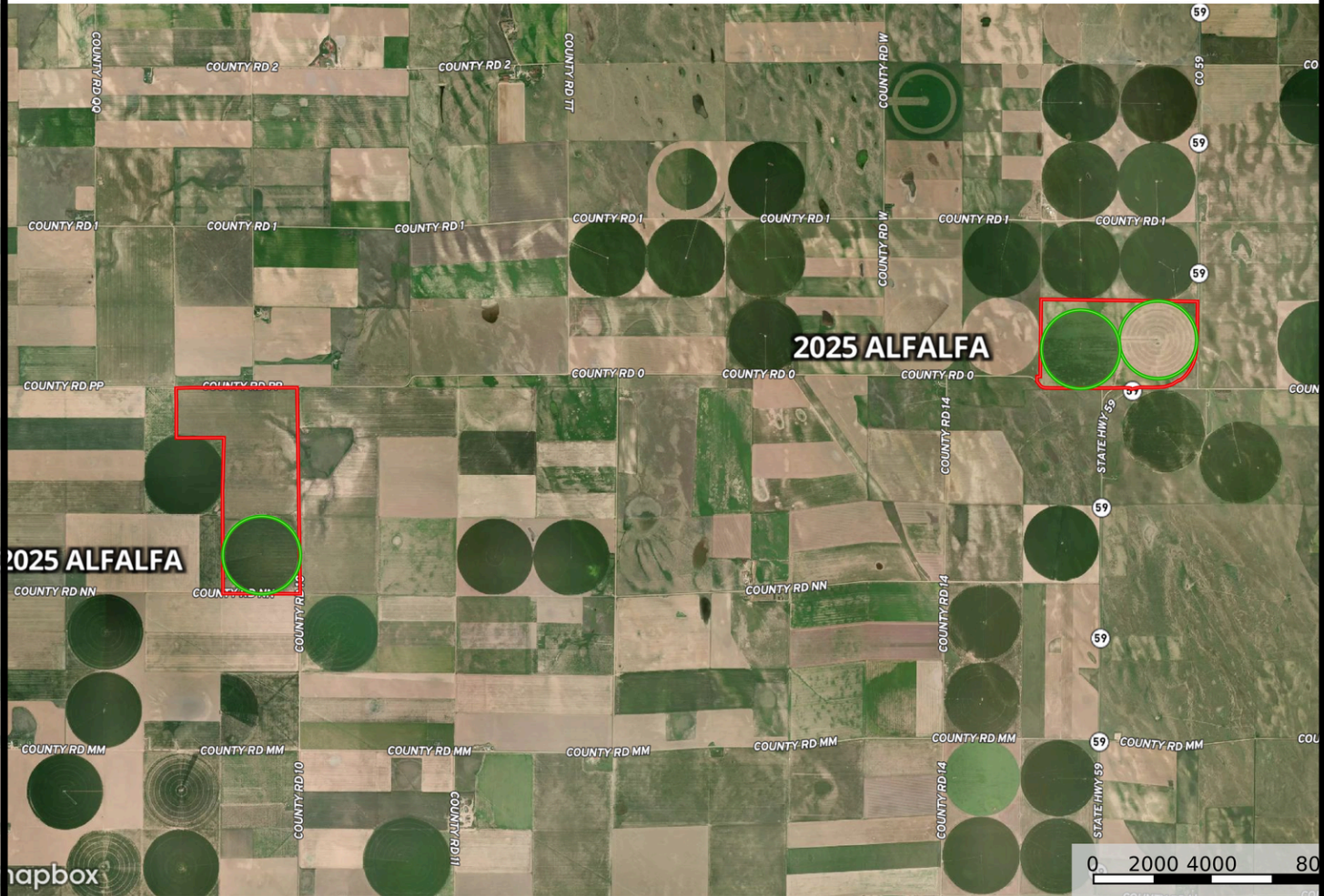
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