# 319.39 ACRES • Cheyenne County, CO

# FOR SALE



**Location:** From Kit Carson, CO go 3 miles south on US Hwy 287 to Co. Rd. J and turn east for 10 miles to Co. Rd. 31, turn south for 1 mile to the north-east property corner. Ten and one-half miles southwest of Firstview.

**Legal:** E ½ 31 – Township 15 S – Range 46 W of the 6$^{th}$ P.M. Cheyenne County, CO

**Size:** 319.39 acres deeded

**CRP:**  Contract #11130
Acres: **316.94**
Term: 2020 Expires
Annual Payment - $9,914 ($31.28/ac)
Tenant receives 50% of the CRP Payment

**Soils:** See soils map on back

**Terrain:** Level to Rolling

**Climate:** 15 +/- inch rainfall area with over 13.9 inches falling in April – September
Snowfall 15 +/- inches

**Taxes:** $561.74

**Notes:** Good access via county roads on two sides, cropland on all sides, good farming area.
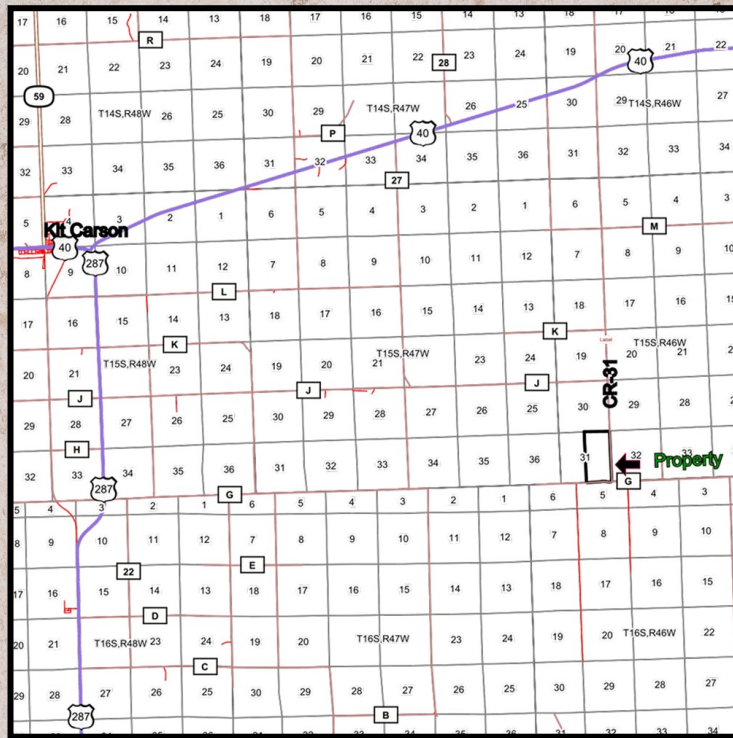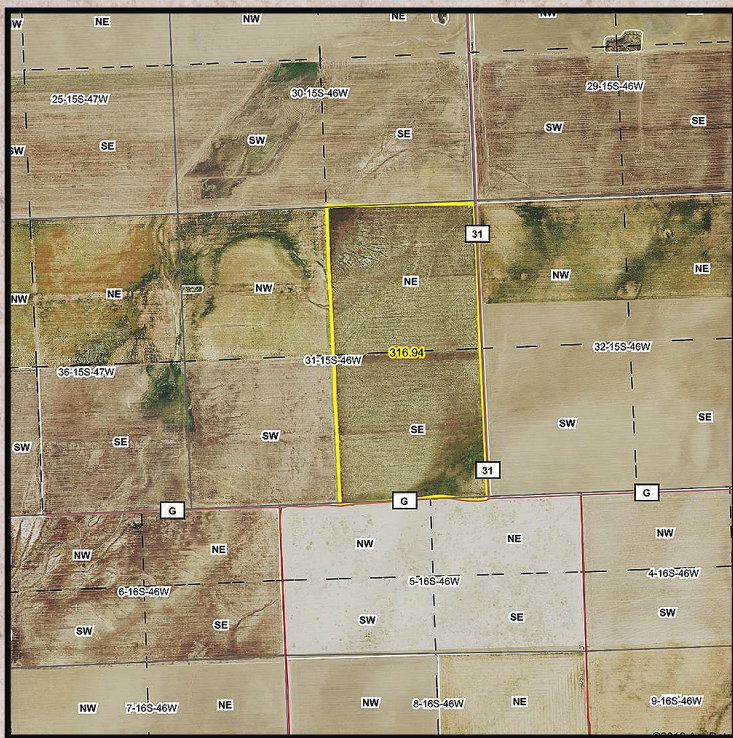
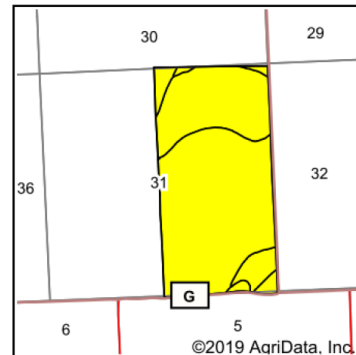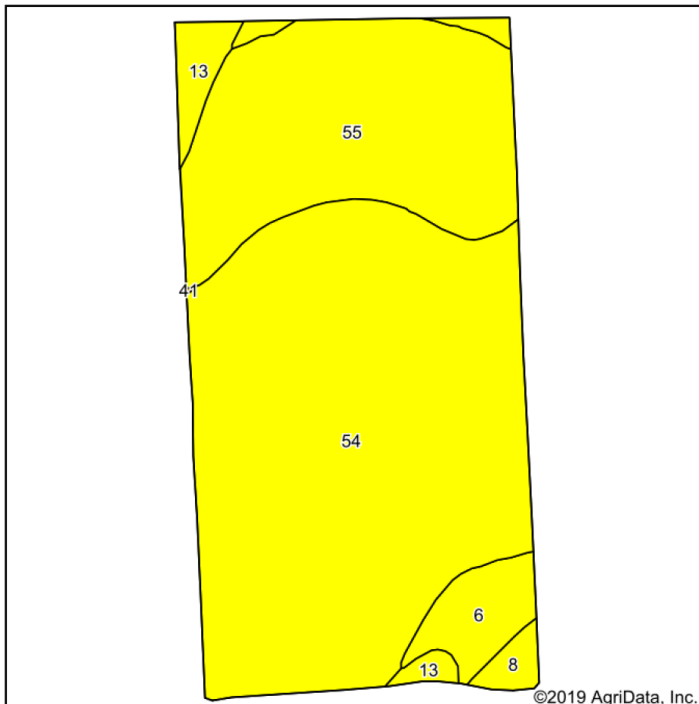**Price:** $239,500.00





GENE CRUIKSHANK, ALC
Owner/Broker

**2CR2 CRUIKSHANK REALTY**
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*Licensed in Colorado, Kansas, Oklahoma & New Mexico*

# Lundstrom Soils Map



State: **Colorado**
County: **Cheyenne**
Location: **31-15S-46W**
Township: **Kit Carson**
Acres: **316.94**
Date: **5/12/2020**

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Maps Provided By:
**Surety®**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.
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Archived Soils Ending 2/5/2014
Area Symbol: CO017, Soil Area Version: 12

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Soil Drainage | Non-Irr Class *c | Irr Class *c | Barley | Grain sorghum | Wheat | Winter wheat | NCCPI Small Grains |
|------|------------------|-------|------------------|----------------------|-------------------|---------------|------------------|-------------|--------|---------------|-------|--------------|--------------------|
| 54 | Wiley complex, 0 to 3 percent slopes, eroded | 201.45 | 63.6% | | > 6.5ft. | Well drained | IVe | IIe | | 18 | 20 | | 13 |
| 55 | Wiley complex, 3 to 5 percent slopes, eroded | 88.84 | 28.0% | | > 6.5ft. | Well drained | IVe | IIIe | | 17 | 15 | | 13 |
| 6 | Baca silt loam, 0 to 3 percent slopes | 13.60 | 4.3% | | > 6.5ft. | Well drained | IVe | IIe | | 18 | 21 | | 22 |
| 13 | Fort Collins loam, 0 to 3 percent slopes | 9.10 | 2.9% | | > 6.5ft. | Well drained | IVc | IIe | | | 24 | | 20 |
| 8 | Colby silt loam, 1 to 4 percent slopes, eroded | 3.95 | 1.2% | | > 6.5ft. | Well drained | IVe | IIe | | 15 | | 14 | 15 |
| | | | | | | | **Weighted Average** | | *- | 17.2 | 18.5 | 0.2 | 13.6 |

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.