

KIOWA COUNTY GRASSLAND

Improved Price:
\$79,665 /\$500 per ac.



TOWNSHIP 20 SOUTH, RANGE 51 WEST
SE4 SECTION 21

LISTING # 25054



VIRGIL GEORGE, EMPLOYING BROKER

VG@RXL.LAND

Office: 719-346-5420 | Mobile: 719-349-1966

1510 Rose Avenue | Burlington, CO 80807

Licensed in Colorado & Kansas

Your Local AuctionTime.com Representative
Call to List your Equipment Today!

call me today!



www.rockingxland.com

Where a Handshake Still Means Something!

NOTICE * BROKER HAS GATHERED INFORMATION FROM SOURCES DEEM RELIABLE. ALTHOUGH BROKER MAKES NO WARRANTIES EXPRESSED OR IMPLIED. BROKER SHALL BE REPRESENTING AS A TRANSACTION BROKER. VIEW ADDITIONAL INFORMATION AND PROPERTIES AT WWW.ROCKINGXLAND.COM



call me today!

VIRGIL GEORGE, EMPLOYING BROKER

VG@RXL.LAND

Office: 719-346-5420 | Mobile: 719-349-1966

1510 Rose Avenue | Burlington, CO 80807

Licensed in Colorado & Kansas

**Your Local AuctionTime.com Representative
Call to List your Equipment Today!**



www.rockingxland.com

Where a Handshake Still Means Something!

NOTICE * BROKER HAS GATHERED INFORMATION FROM SOURCES DEEM RELIABLE. ALTHOUGH BROKER MAKES NO WARRANTIES EXPRESSED OR IMPLIED. BROKER SHALL BE REPRESENTING AS A TRANSACTION BROKER. VIEW ADDITIONAL INFORMATION AND PROPERTIES AT WWW.ROCKINGXLAND.COM

Features:

- Located south of Haswell, CO
- 159.33± grassland acres
- \$2,868 annual payment / expiring in 2032
- GRP contract will be prorated to date of close
- Primarily Class IV Soils
- 2023 taxes \$207.14



call me today!

VIRGIL GEORGE, EMPLOYING BROKER

VG@RXL.LAND

Office: 719-346-5420 | Mobile: 719-349-1966

1510 Rose Avenue | Burlington, CO 80807

Licensed in Colorado & Kansas

Your Local AuctionTime.com Representative
Call to List your Equipment Today!



www.rockingxland.com

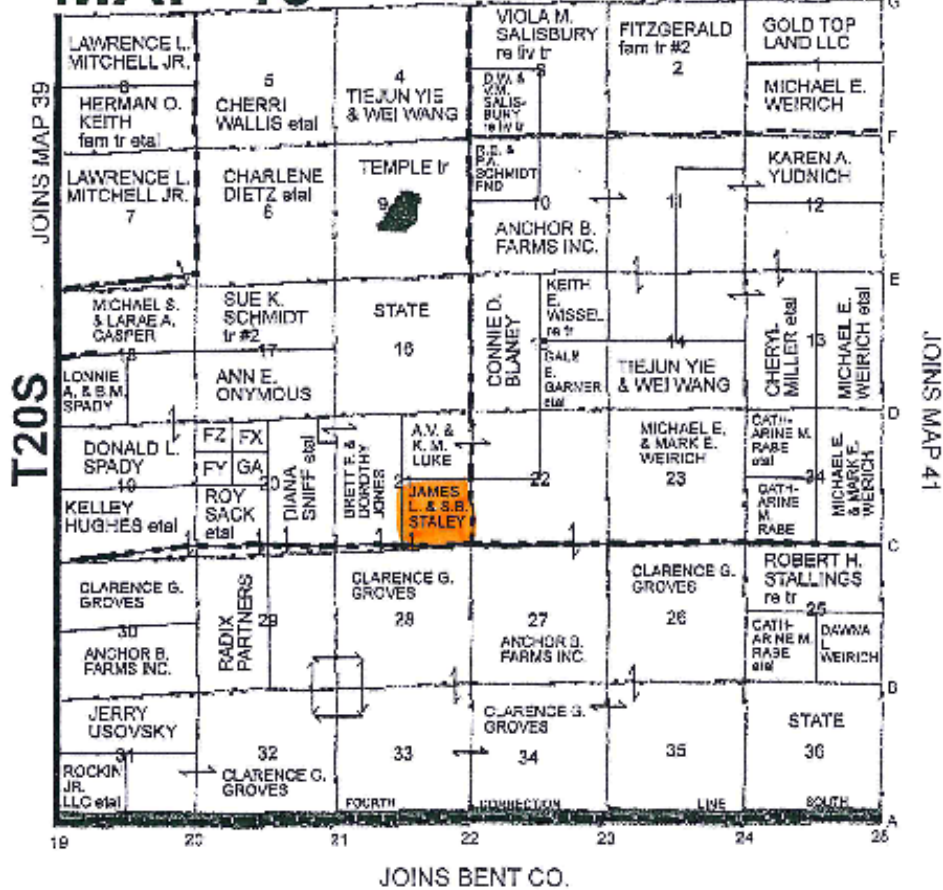
Where a Handshake Still Means Something!

NOTICE * BROKER HAS GATHERED INFORMATION FROM SOURCES DEEM RELIABLE. ALTHOUGH BROKER MAKES NO WARRANTIES EXPRESSED OR IMPLIED. BROKER SHALL BE REPRESENTING AS A TRANSACTION BROKER. VIEW ADDITIONAL INFORMATION AND PROPERTIES AT WWW.ROCKINGXLAND.COM

MAP 40

R51W

JOINS MAP 27



call me today!

VIRGIL GEORGE, EMPLOYING BROKER

VG@RXL.LAND

Office: 719-346-5420 | Mobile: 719-349-1966

1510 Rose Avenue | Burlington, CO 80807

Licensed in Colorado & Kansas

Your Local AuctionTime.com Representative
Call to List your Equipment Today!

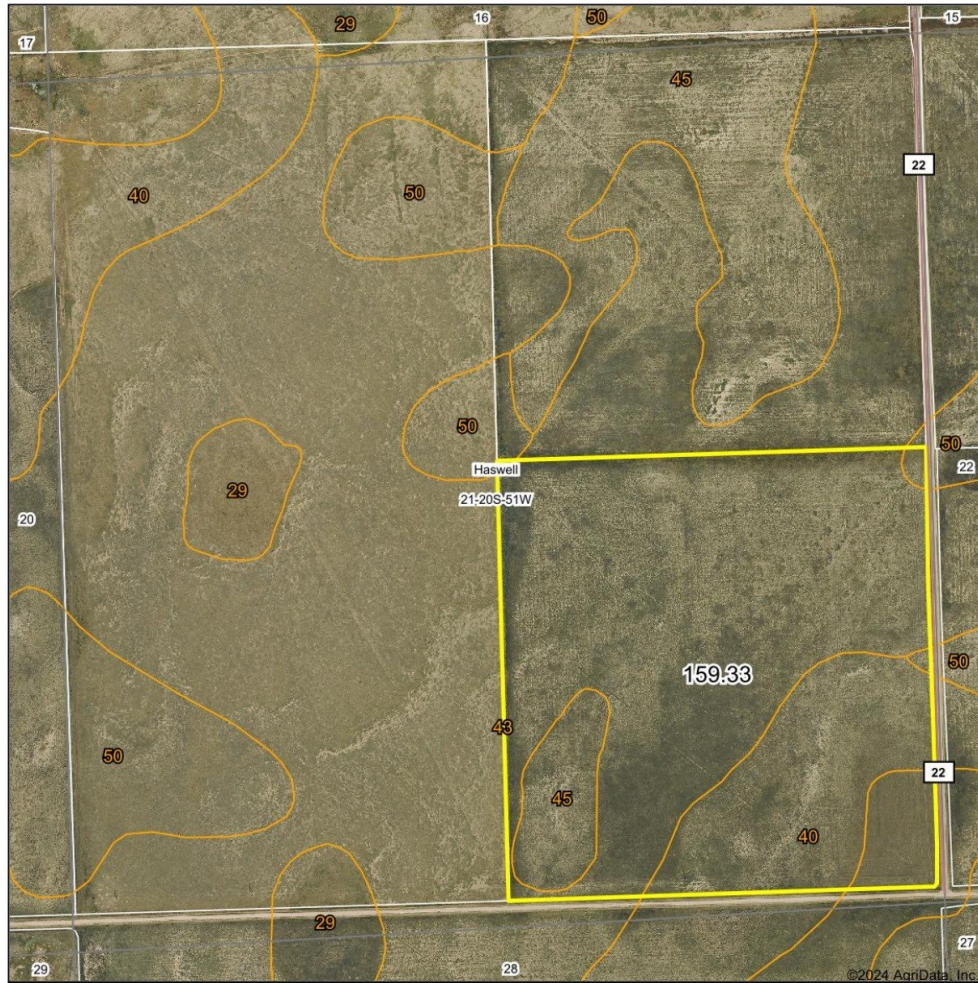


www.rockingxland.com

Where a Handshake Still Means Something!

NOTICE * BROKER HAS GATHERED INFORMATION FROM SOURCES DEEM RELIABLE. ALTHOUGH BROKER MAKES NO WARRANTIES EXPRESSED OR IMPLIED. BROKER SHALL BE REPRESENTING AS A TRANSACTION BROKER. VIEW ADDITIONAL INFORMATION AND PROPERTIES AT WWW.ROCKINGXLAND.COM

Aerial Map



Boundary Center: 38.299168, -103.120431

0ft 846ft 1693ft



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

21-20S-51W
Kiowa County
Colorado



6/25/2024



call me today!

VIRGIL GEORGE, EMPLOYING BROKER

VG@RXL.LAND

Office: 719-346-5420 | Mobile: 719-349-1966

1510 Rose Avenue | Burlington, CO 80807

Licensed in Colorado & Kansas

Your Local AuctionTime.com Representative
Call to List your Equipment Today!



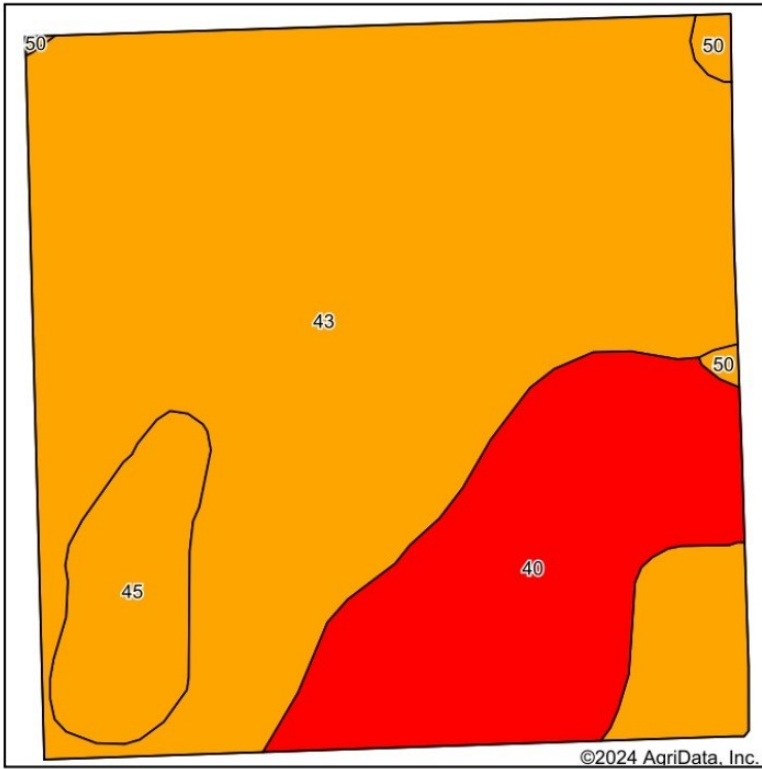
www.rockingxland.com

Where a Hand-

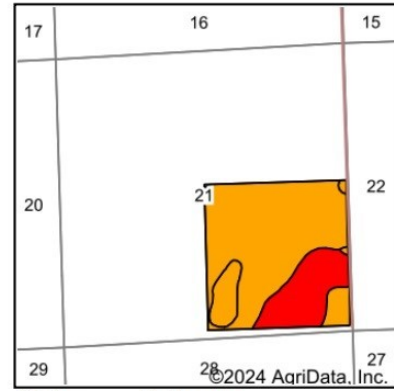
shake Still Means Something!

NOTICE * BROKER HAS GATHERED INFORMATION FROM SOURCES DEEM RELIABLE. ALTHOUGH BROKER MAKES NO WARRANTIES EXPRESSED OR IMPLIED. BROKER SHALL BE REPRESENTING AS A TRANSACTION BROKER. VIEW ADDITIONAL INFORMATION AND PROPERTIES AT WWW.ROCKINGXLAND.COM

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Kiowa**
 Location: **21-20S-51W**
 Township: **Haswell**
 Acres: **159.33**
 Date: **6/25/2024**



Maps Provided By:



Area Symbol: CO061, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
43	Olney sandy loam, 0 to 3 percent slopes	113.04	71.0%		IVc
40	Vonid-Fort sandy loams, 1 to 9 percent slopes	33.93	21.3%		Vle
45	Vonid sandy loam, 0 to 5 percent slopes	11.21	7.0%		IVc
50	Fort loam, 0 to 3 percent slopes	1.15	0.7%		IVc
Weighted Average					4.43

*c: Using Capabilities Class Dominant Condition Aggregation Method



call me today!

VIRGIL GEORGE, EMPLOYING BROKER

VG@RXL.LAND

Office: 719-346-5420 | Mobile: 719-349-1966

1510 Rose Avenue | Burlington, CO 80807

Licensed in Colorado & Kansas

Your Local AuctionTime.com Representative
Call to List your Equipment Today!



www.rockingxland.com

Where a Handshake Still Means Something!

NOTICE * BROKER HAS GATHERED INFORMATION FROM SOURCES DEEM RELIABLE. ALTHOUGH BROKER MAKES NO WARRANTIES EXPRESSED OR IMPLIED. BROKER SHALL BE REPRESENTING AS A TRANSACTION BROKER. VIEW ADDITIONAL INFORMATION AND PROPERTIES AT WWW.ROCKINGXLAND.COM