

**KIT CARSON COUNTY  
CRP FARMLAND**

**PRICE REDUCED!**  
**\$250,000/ \$806 per acre**



**TOWNSHIP 7 SOUTH, RANGE 47 WEST  
EAST HALF SECTION 1**

**LISTING # 25023**



*call me today!*

**VIRGIL GEORGE, EMPLOYING BROKER**

**VG@RXL.LAND**

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

1510 Rose Avenue | Burlington, CO 80807

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## Features:

- 320± Assessed Acres
- 310.3± CRP Acres
- Payments prorated to date of closing
- 100% of mineral rights reserved by Seller
- 2024 Taxes: \$757.64
- 11 miles north of Stratton or 9 miles south of Kirk on CR 31
- Abuts CR 31(asphalt) with power and domestic well.

CRP Contract #	Acres	CRP \$ per acre	Total Payment	Expires
11229	250	\$31.59	\$7,897.50	2031
11711	33.37	\$43.18	\$1,440.92	2033
11616	26.93	\$18.00	\$484.74	2037
Total	310.3		\$9,823.16	



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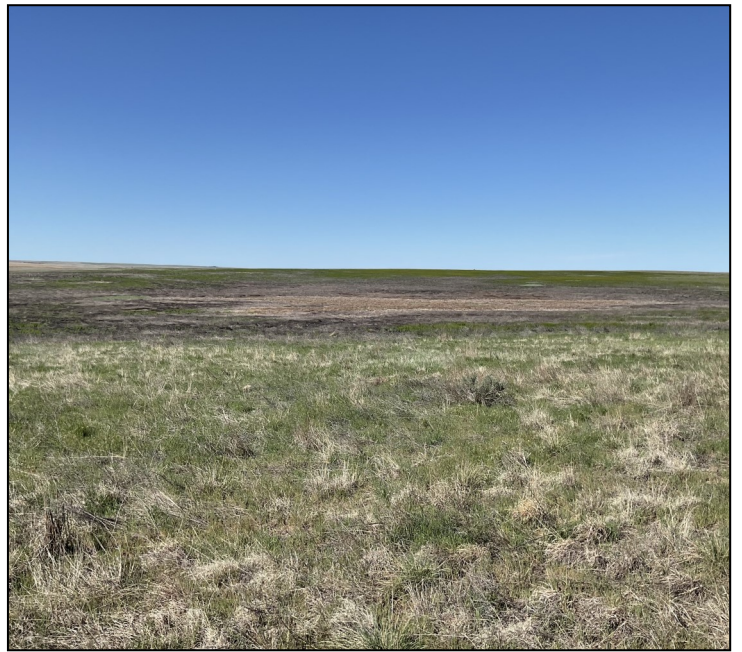


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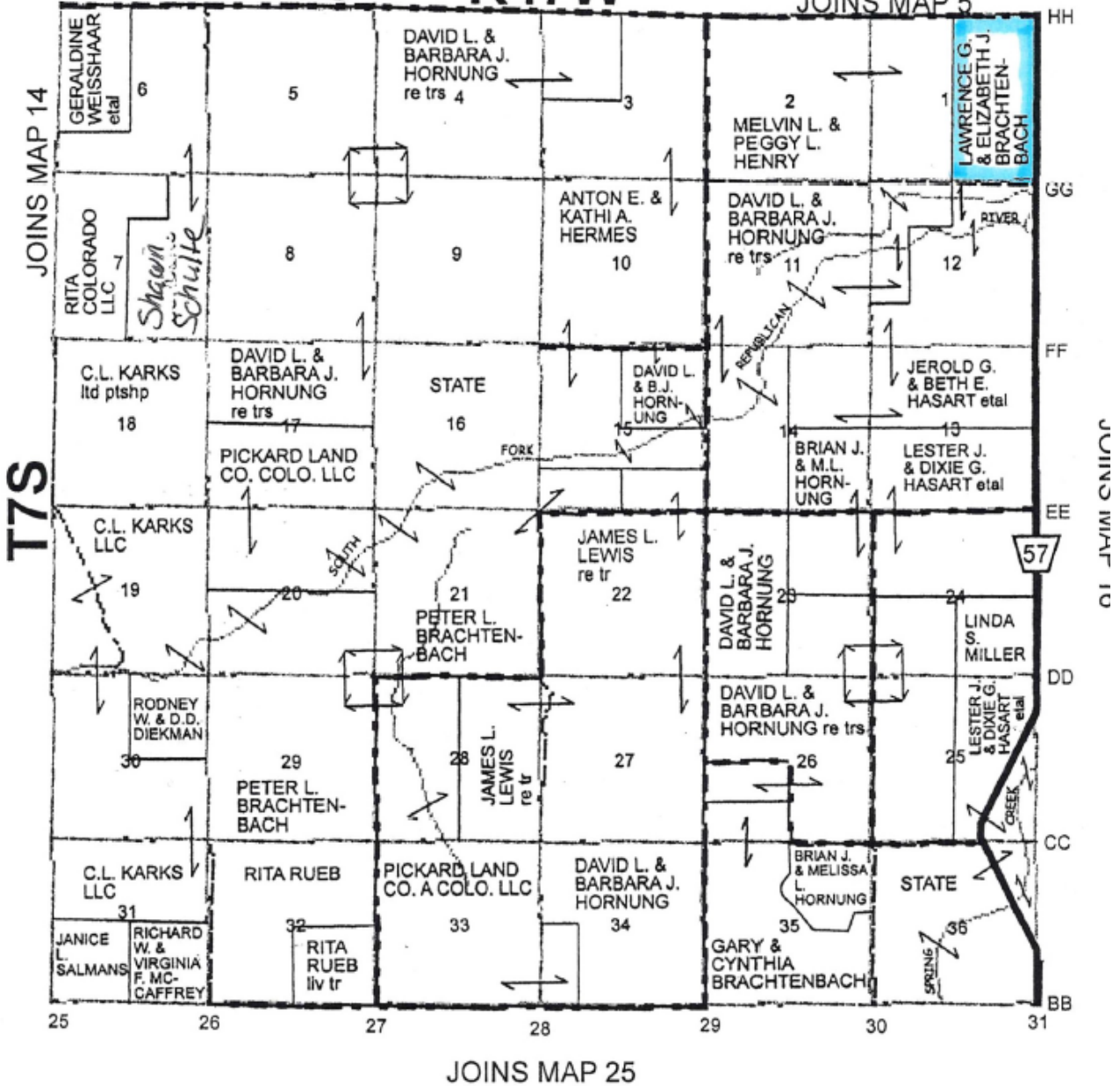
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**R47W**

JOINS MAP 5



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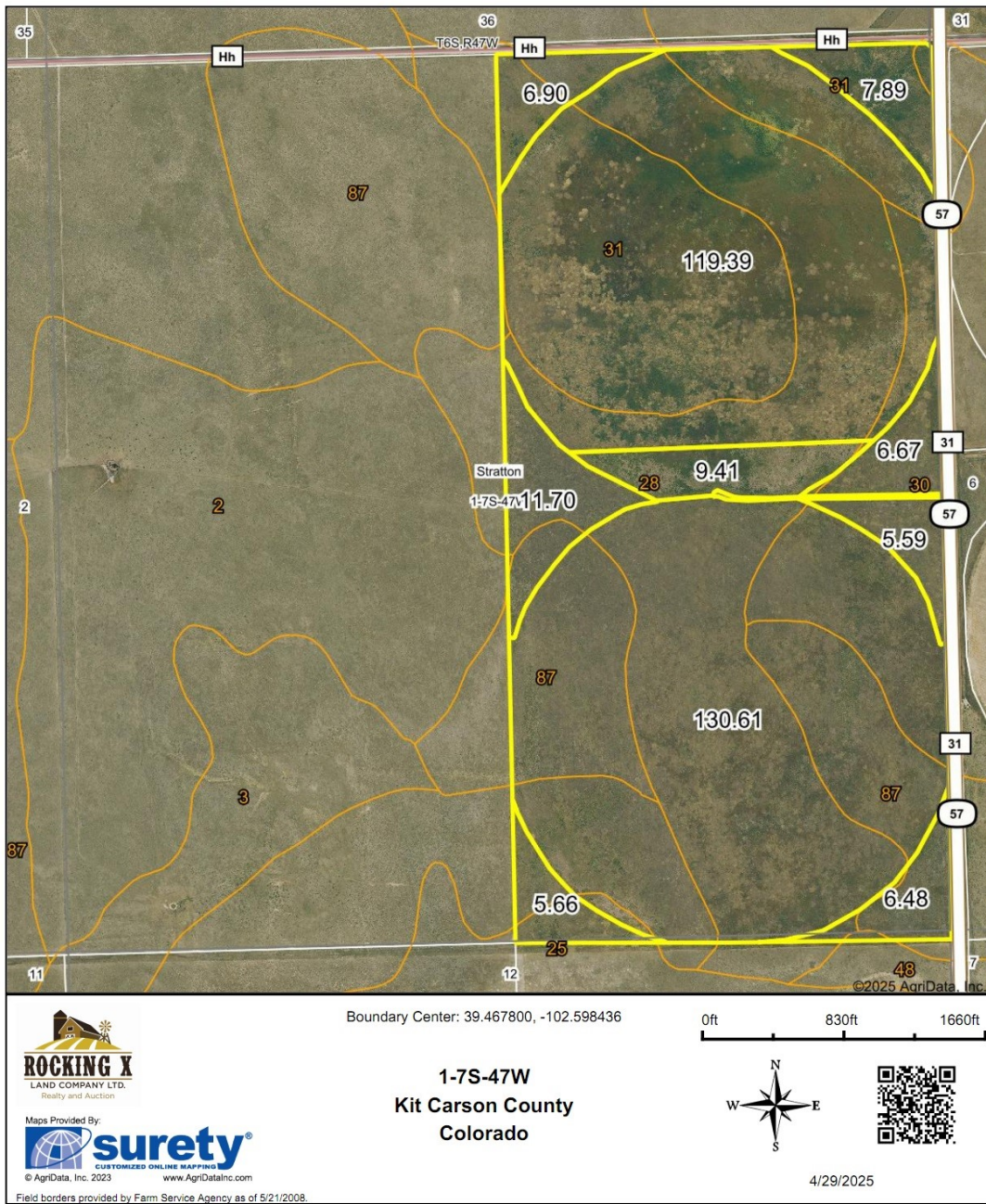


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## Aerial Map



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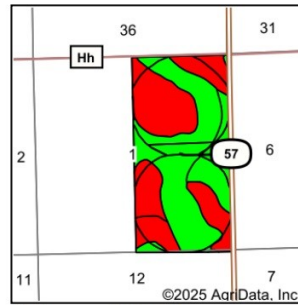
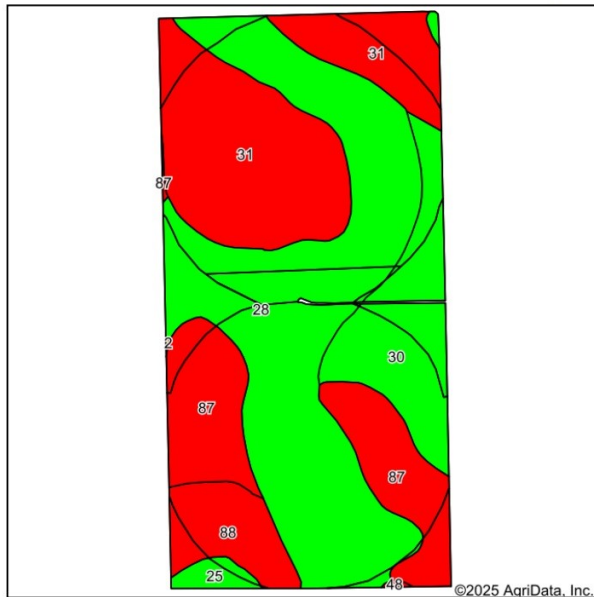
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## Soils Map



State: **Colorado**  
 County: **Kit Carson**  
 Location: **1-7S-47W**  
 Township: **Stratton**  
 Acres: **310.3**  
 Date: **4/29/2025**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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	Corn Irrigated Bu
28	Haxtun loamy sand, 0 to 3 percent slopes	125.21	40.4%		IIIc	
31	Julesburg loamy sand, 3 to 5 percent slopes	77.90	25.1%		VIc	
87	Valent loamy sand, 0 to 3 percent slopes	47.09	15.2%		VIe	
30	Julesburg loamy sand, 0 to 3 percent slopes	37.65	12.1%		IIIe	
88	Valent loamy sand, 3 to 9 percent slopes	18.13	5.8%		VIe	
25	Glenberg, rarely flooded-Bankard, occasionally flooded, complex, 0 to 3 percent slopes	3.99	1.3%		IIIe	140
48	Manter-Ascalon sandy loams, 5 to 15 percent slopes	0.27	0.1%		VIe	
2	Ascalon sandy loam, 3 to 5 percent slopes	0.06	0.0%		IVc	
				<b>Weighted Average</b>	<b>4.39</b>	<b>1.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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