

**25988 Hwy 24, Stratton  
Kit Carson County  
Farmland, Ranch Home,  
Backgrounding Feedlot**

**Listing Price: \$1,250,000  
\$4,579 per acre**



**TOWNSHIP 9 SOUTH, RANGE 47 WEST  
NW4 SECTION 5 & NE4 LESS 2 TRACTS SECTION 6**

**LISTING # 23047**



*call me today!*

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## Features:

- 275.28± acres Farmland
- 242.07± acres Cropland, with 80 acres of 2024 growing wheat, subject to 1/3-2/3 crop share with landlord share to buyer.
- PLC wheat base acres 178.70, Yield 43
- PLC corn base acres 50.50, Yield 123
- Lot currently subject to cash lease
- Ranch house 3,096 sq. ft. home, 5 bedrooms & 2 ½ bathrooms, with office, electric heat, central a/c, and backup generator.
- This property is heavily improved with outbuildings, grain storage, and concrete bunk lines
- Primarily Class IV Soils
- 2022 Taxes Section 5: \$559.72
- 2022 Taxes Section 6: \$1,059.08



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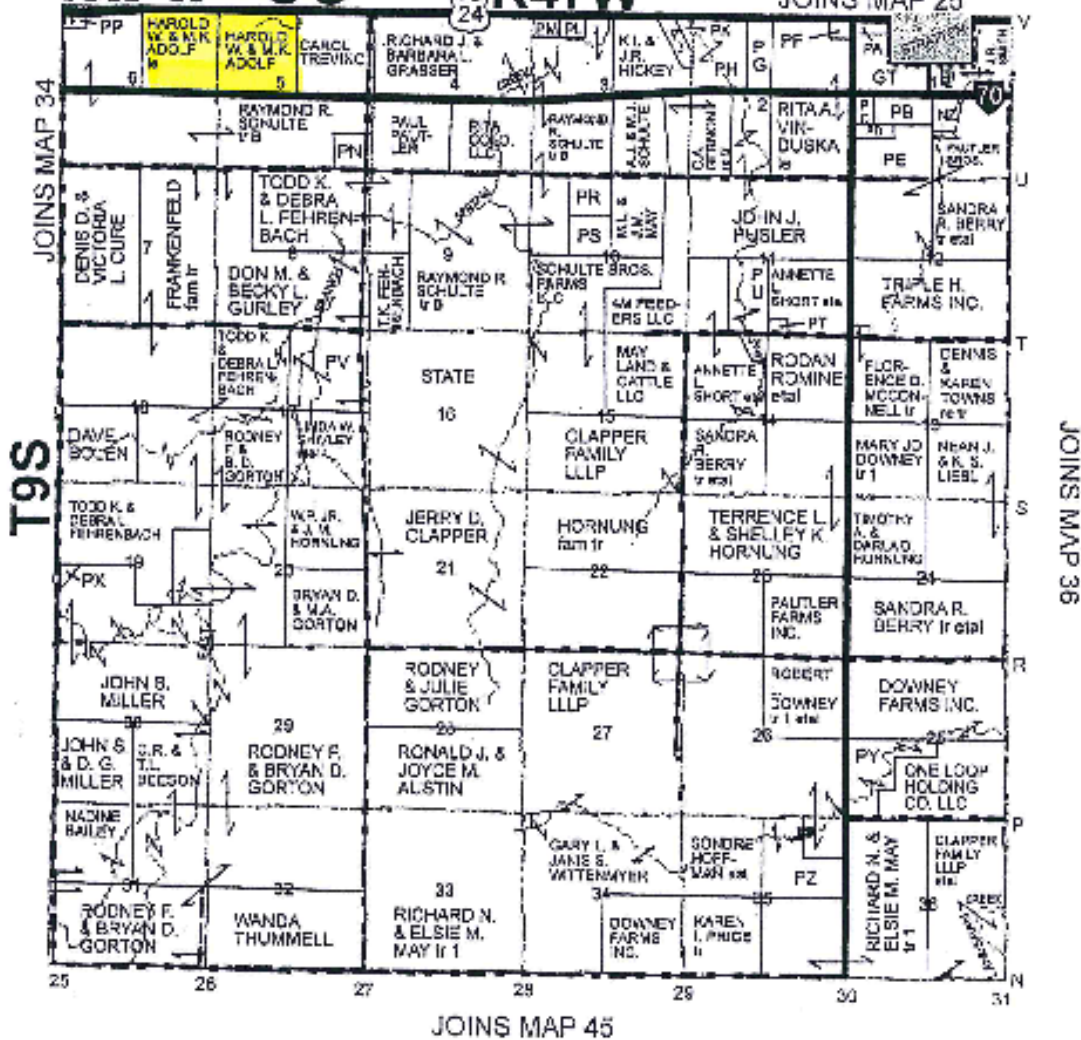
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# MAP 35

R47W

JOINS MAP 25



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Aerial Map



Boundary Center: 39.297525, -102.688275

0ft 906ft 1812ft

**ROCKING X**  
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Maps Provided By:  
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Field borders provided by Farm Service Agency as of 8/21/2008

6-9S-47W  
Kit Carson County  
Colorado

1/23/2024



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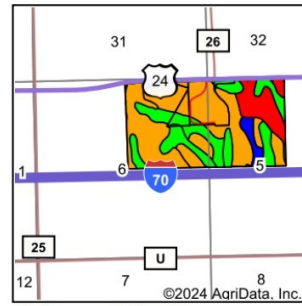
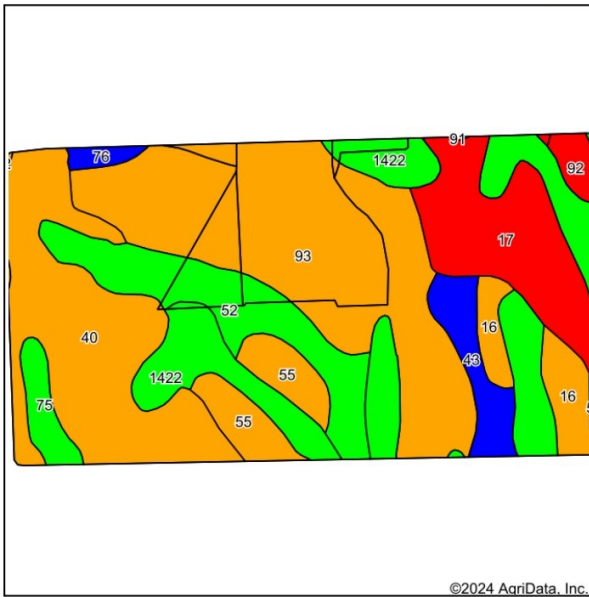


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## Soils Map



State: **Colorado**  
 County: **Kit Carson**  
 Location: **5-9S-47W**  
 Township: **Stratton**  
 Acres: **275.29**  
 Date: **1/23/2024**



Soils data provided by USDA and NRCS.

Area Symbol: CO063, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grain sorghum Bu	
93	Wages-Kimst loams, 1 to 4 percent slopes	79.83	29.0%			IVe	Ile	31
40	Kimst-Wages sandy clay loams, 1 to 6 percent slopes	50.69	18.4%			IVe	IVe	22
1422	Goshen silt loam, rarely flooded	43.80	15.9%			IIIc	Iw	
17	Colby silt loam, 6 to 15 percent slopes	29.25	10.6%			Vle		
52	Norka silt loam, 0 to 3 percent slopes	26.19	9.5%			IIIe	Ile	
55	Norka-Colby silt loams, 3 to 5 percent slopes	13.19	4.8%			IVe	IVe	
16	Colby silt loam, 3 to 5 percent slopes	11.03	4.0%			IVe	IVe	25
43	Kuma-Keith silt loams, 0 to 2 percent slopes	9.59	3.5%			IIc	Ile	38
75	Sampson loam, 0 to 2 percent slopes, rarely flooded	5.52	2.0%			IIIc	Ile	30
92	Wages loam, 6 to 15 percent slopes	3.06	1.1%			Vle	Vle	
76	Satanta loam, 1 to 3 percent slopes	1.98	0.7%			IIe	Ile	
54	Norka-Colby silt loams, 0 to 3 percent slopes	0.63	0.2%			IIIe	Ile	
2	Ascalon sandy loam, 3 to 5 percent slopes	0.32	0.1%			IVc	IIIe	
91	Wages loam, 2 to 6 percent slopes	0.21	0.1%			Vle	Vle	
<b>Weighted Average</b>						<b>3.88</b>	<b>*-</b>	<b>16</b>

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



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