

**KIT CARSON COUNTY  
FARMLAND**

**Listing Price: \$1,660,500  
\$2,150 per acre**



**TOWNSHIP 8 SOUTH, RANGE 51 WEST  
ALL SECTION 13 & SE4 SECTION 25**

**LISTING # 24038**



*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 & Nebraska**

**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](http://WWW.ROCKINGXLAND.COM)

## Features:

- All Section 13-T8S-R51W
- 618.76± acres cropland
- PLC Base/Yield Wheat 209.82 / 39 bu., Corn 157.38 / 123 bu.
- 200+/- acres 2024/25 growing winter wheat
- 1/3 of growing crop to buyer
- 2024 wheat & corn stubble
- 2023 Taxes: \$1,516.52
- SE4 Section 25-T8S-R51W
- 153.55± acres cropland
- PLC Base/Yield Wheat 45.45 / 46 bu., Corn 31.43 / 123 bu.
- 2024 milo & wheat stubble
- 2023 Taxes: \$378.28



*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 & Nebraska

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

[www.rockingxland.com](http://www.rockingxland.com)



*Where a Handshake Still Means Something!*



*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 & Nebraska

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



[www.rockingxland.com](http://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](http://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 & Nebraska

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



[www.rockingxland.com](http://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](http://WWW.ROCKINGXLAND.COM)

# MAP 21

R51W

JOINS MAP 11



*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 & Nebraska

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

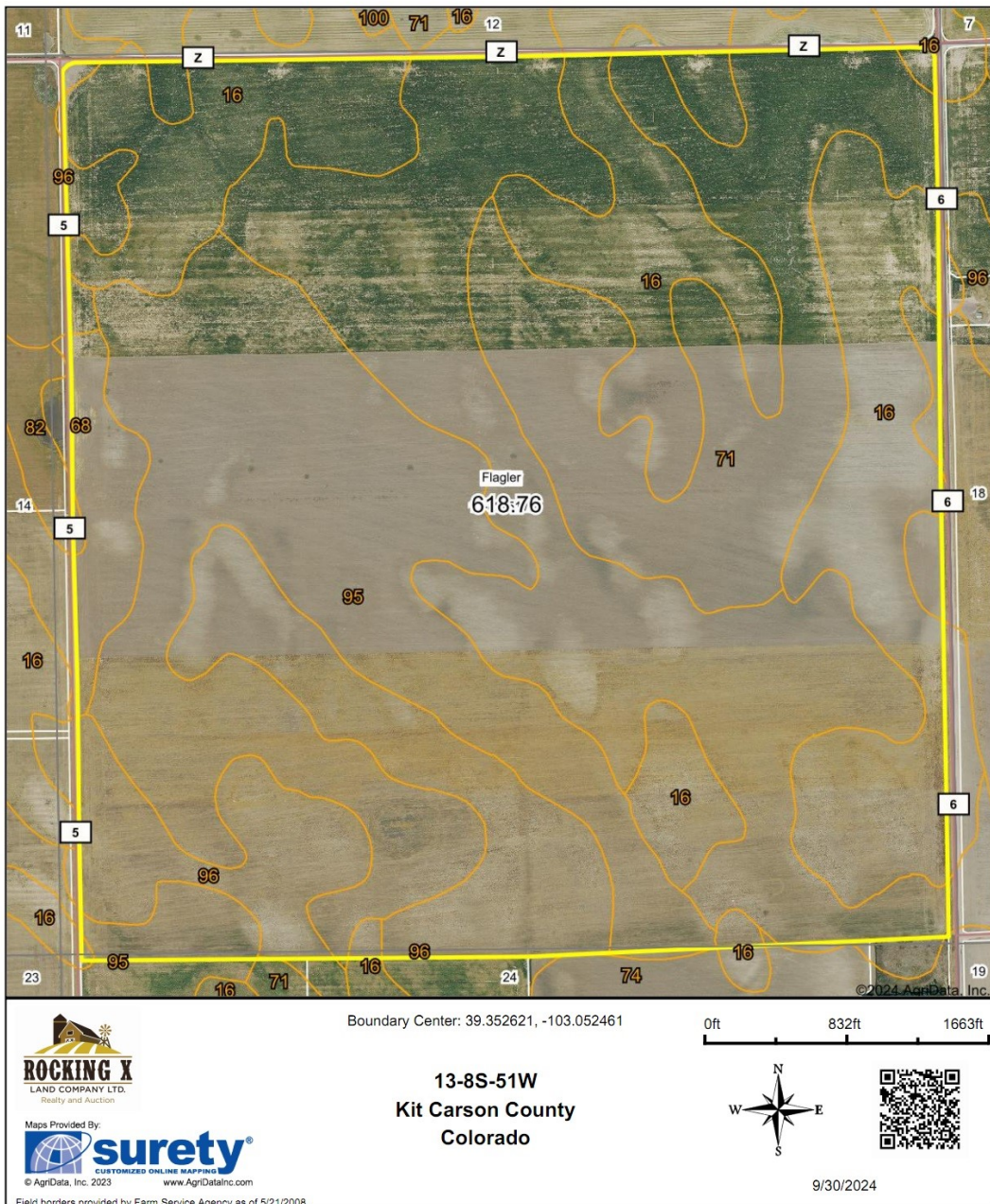


[www.rockingxland.com](http://www.rockingxland.com)

*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](http://WWW.ROCKINGXLAND.COM)

Aerial Map



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

13-8S-51W  
 Kit Carson County  
 Colorado



9/30/2024



*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 & Nebraska

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



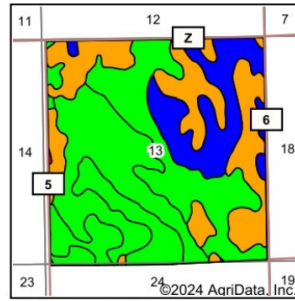
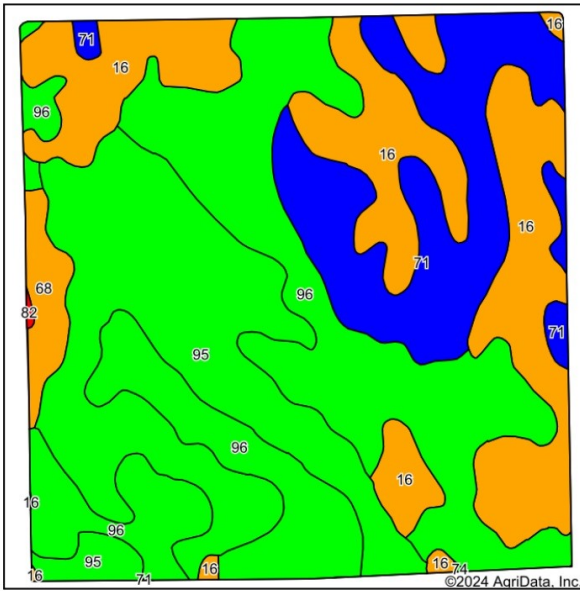
[www.rockingxland.com](http://www.rockingxland.com)

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](http://WWW.ROCKINGXLAND.COM)

### Soils Map



State: **Colorado**  
 County: **Kit Carson**  
 Location: **13-8S-51W**  
 Township: **Flagler**  
 Acres: **618.76**  
 Date: **9/30/2024**



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	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	
96	Weld-Norka silt loams, 0 to 3 percent slopes	205.25	33.1%		Ille	160	33	100	
95	Weld silt loam, 0 to 3 percent slopes	151.12	24.4%		Illc				
16	Colby silt loam, 3 to 5 percent slopes	150.11	24.3%		IVe	125	25	65	
71	Rago-Weld silt loams, 0 to 2 percent slopes	97.57	15.8%		Ilc	175		120	
68	Platner loam, 0 to 3 percent slopes	14.19	2.3%		IVs				
82	Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes	0.40	0.1%		Vle				
74	Richfield silty clay loam, dry, 0 to 2 percent slopes, eroded	0.12	0.0%		Ille	140	32	80	
<b>Weighted Average</b>						<b>3.11</b>	<b>111</b>	<b>17</b>	<b>67.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



*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 & Nebraska**

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

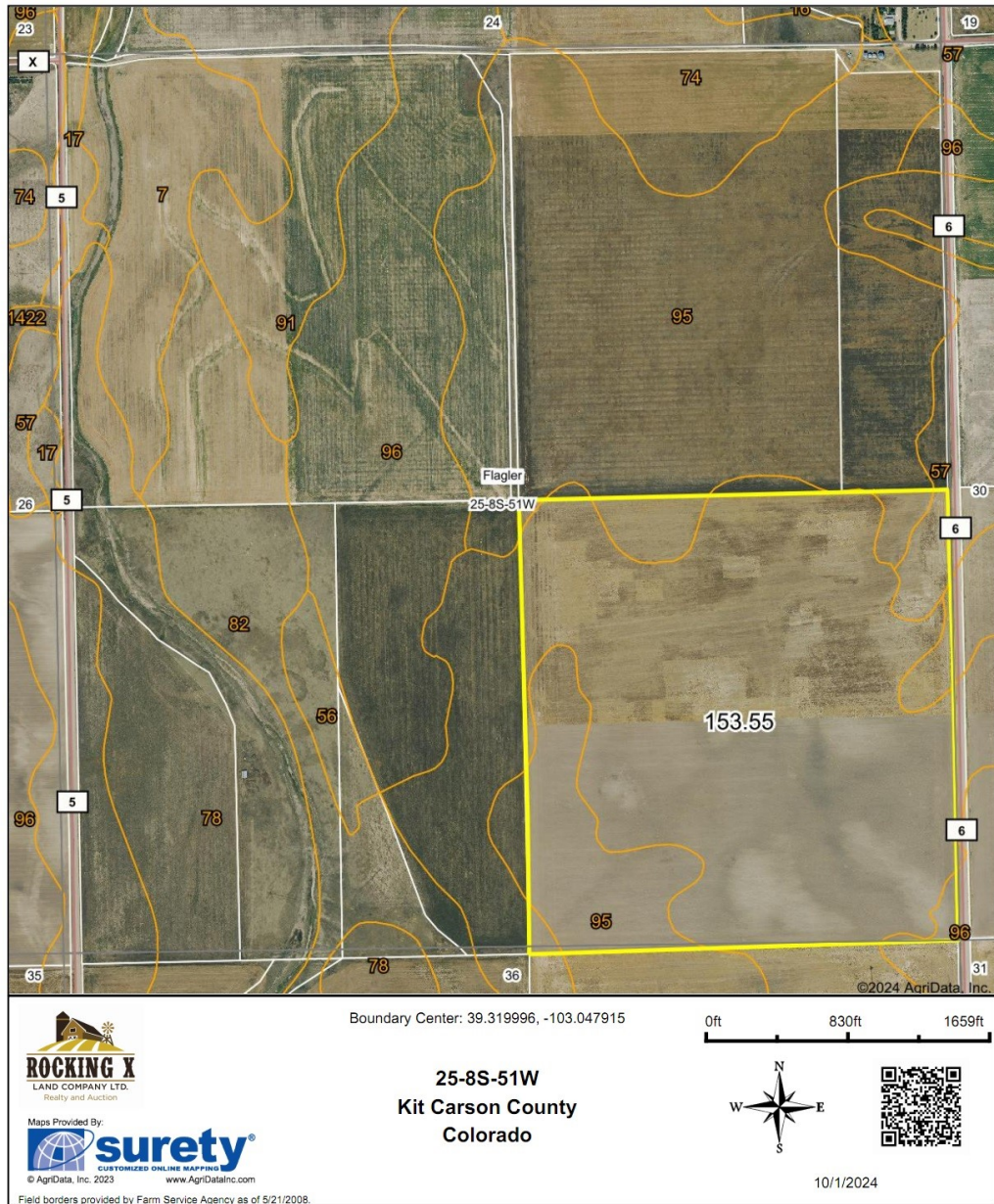
**www.rockingxland.com**



*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](http://WWW.ROCKINGXLAND.COM)

Aerial Map



*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 & Nebraska

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

[www.rockingxland.com](http://www.rockingxland.com)

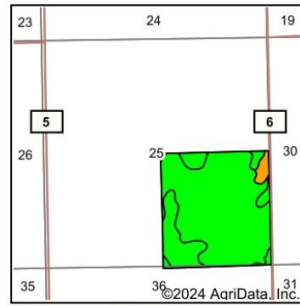
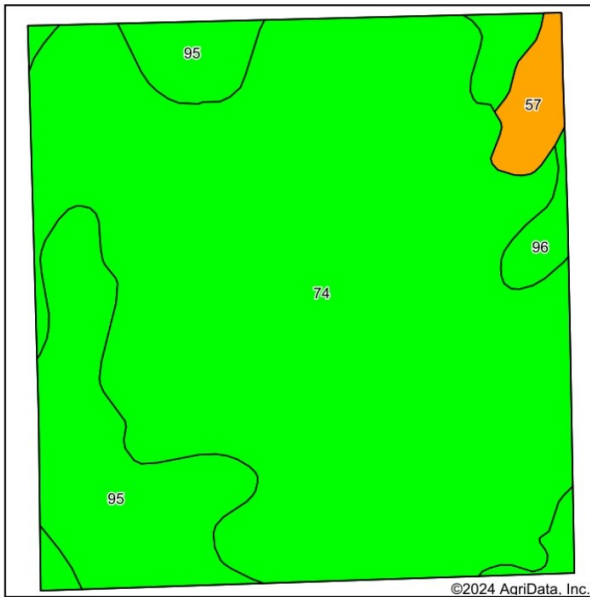


*Where a Handshake Still Means Something!*

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](http://WWW.ROCKINGXLAND.COM)



### Soils Map



State: **Colorado**  
 County: **Kit Carson**  
 Location: **25-8S-51W**  
 Township: **Flagler**  
 Acres: **153.55**  
 Date: **10/1/2024**



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	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu
74	Richfield silty clay loam, dry, 0 to 2 percent slopes, eroded	118.32	77.1%		IIIe	140	32	80
95	Weld silt loam, 0 to 3 percent slopes	27.74	18.1%		IIIc			
57	Norka-Colby-Weld silt loams, 3 to 5 percent slopes	3.89	2.5%		IVe			
96	Weld-Norka silt loams, 0 to 3 percent slopes	3.60	2.3%		IIIe	160	33	100
<b>Weighted Average</b>					<b>3.03</b>	<b>111.6</b>	<b>25.4</b>	<b>64</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



*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 & Nebraska**

**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](http://WWW.ROCKINGXLAND.COM)

**Brouwer Marion**  
Colorado, AC +/-



**Virgil George**  
P: 719-346-5420    www.rockingxland.com    1510 Rose Ave. Burlington, CO 80807

**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



*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 & Nebraska**

**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](http://WWW.ROCKINGXLAND.COM)