

320 Acres Dryland Cheyenne County, CO

Exclusively Listed by The Land Office LLC



\$ 248,000.00

2024 Property Tax: \$486.12
Possession immediate upon closing and delivery of deed, subject to a cash lease. The cash lease is effective 2026 through 2031. 306 acres at \$30.00 per acres = \$9,180.00 with the first payment due March 1, 2026. There are no improvements and no developed water.

Directions: From Kit Carson on Hwy 40, north on Hwy 59 8 miles to County Road V. East on County Road V 6 miles to the northwest corner of the property.

Legal: W2 Section 33, Township 13 South, Range 47 West of the 6th P.M., Cheyenne County, Colorado



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 Licensed CO KS NE WY

320 Acres Dryland

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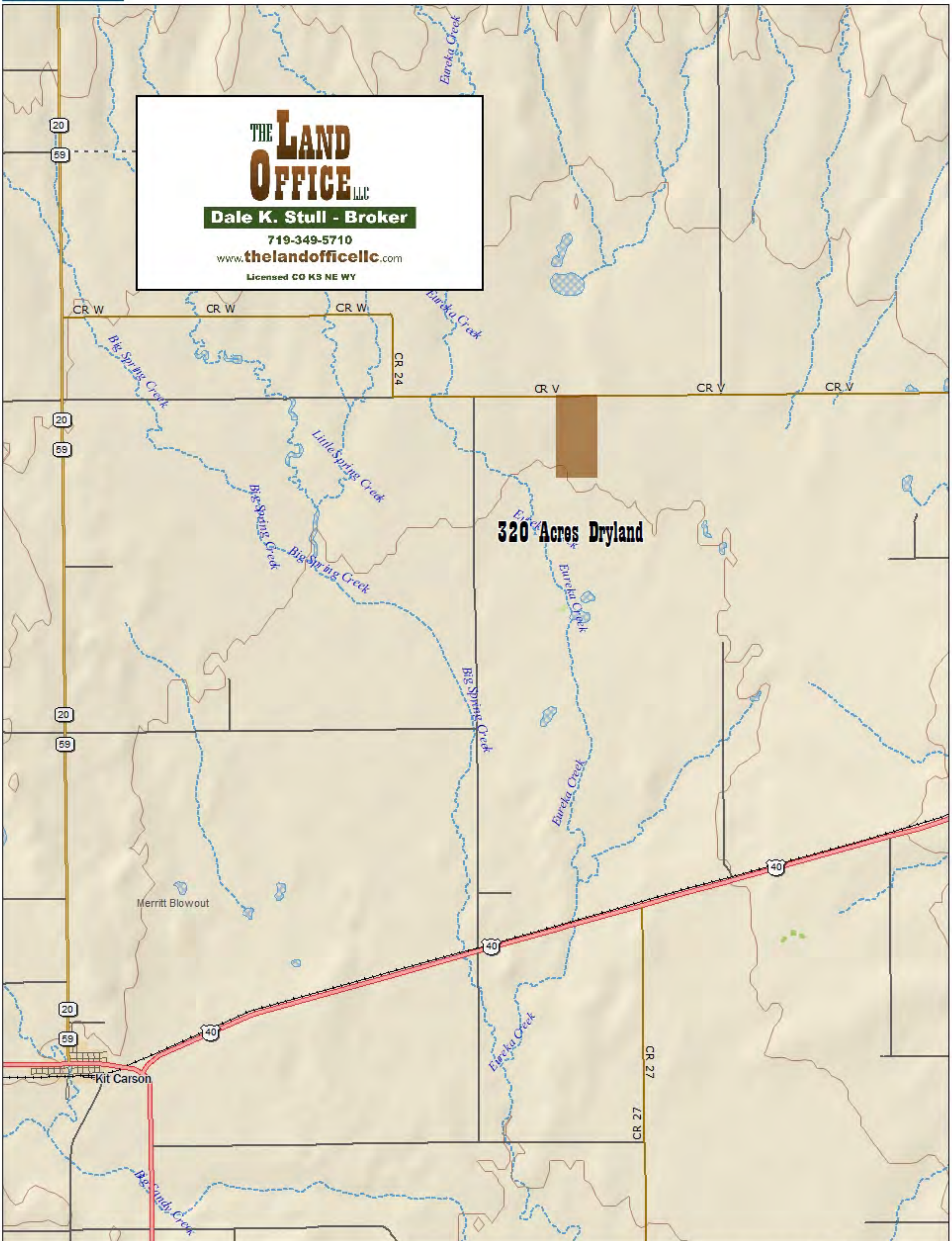
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MN (5.6° E)



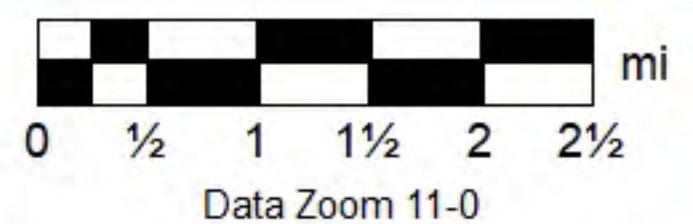
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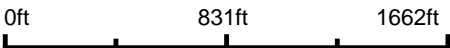


Aerial Map



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Boundary Center: 38° 52' 25.75, -102° 40' 51.65



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Maps Provided By:
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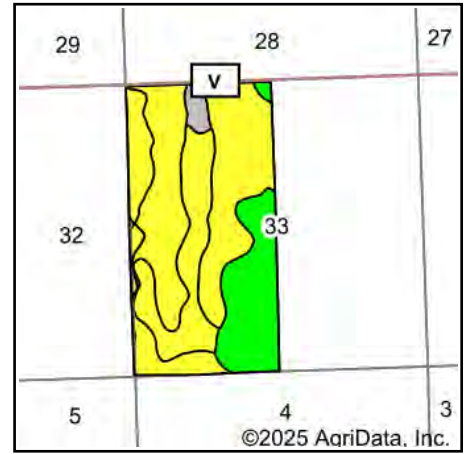
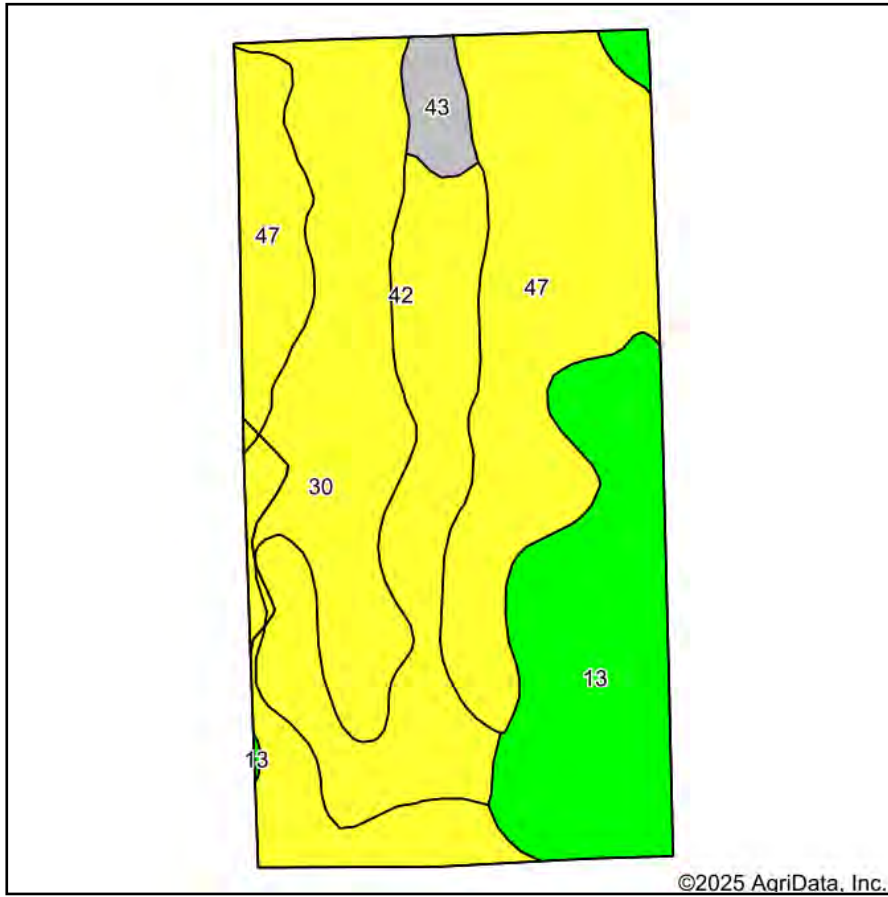
33-13S-47W
Cheyenne County
Colorado



11/13/2025

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

Soils Map



State: **Colorado**
 County: **Cheyenne**
 Location: **33-13S-47W**
 Township: **Kit Carson**
 Acres: **318.16**
 Date: **11/13/2025**

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Area Symbol: CO017, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Wheat Bu	*n NCCPI Soybeans
47	Ulm loam, 0 to 3 percent slopes	98.67	31.1%		IVe	Ile	19	26
30	Manzanst clay loam, 0 to 3 percent slopes	86.50	27.2%		IVc	IIIe		22
13	Fort Collins loam, 0 to 3 percent slopes	65.90	20.7%		IIIe	IIIe		35
42	Stoneham loam, 3 to 5 percent slopes	59.62	18.7%		IVc	IVe		33
43	Stoneham-Kim loams, 6 to 12 percent slopes	7.47	2.3%		VIe	VIe		24
Weighted Average					3.84	2.95	5.9	*n 28

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method