

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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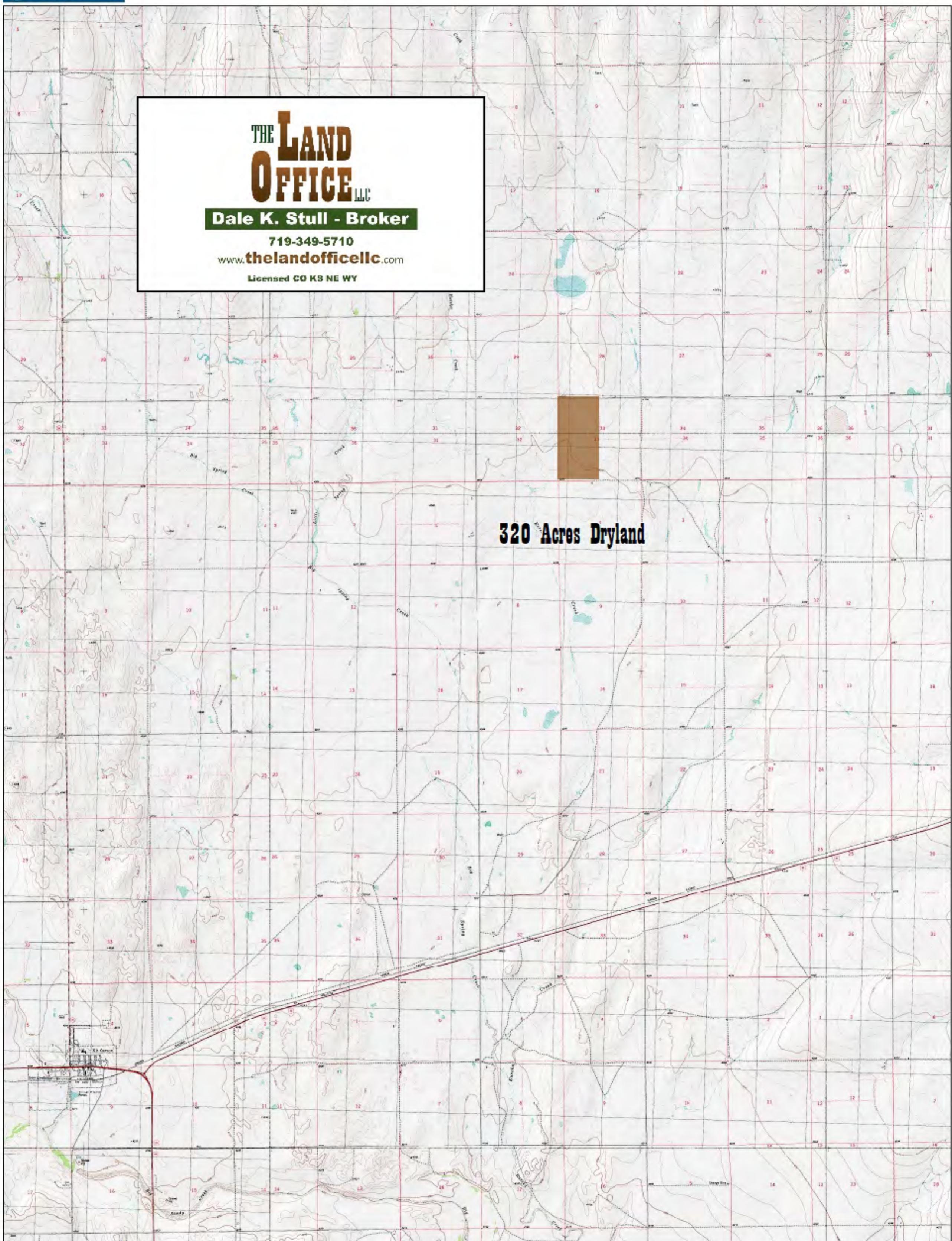
**THE LAND
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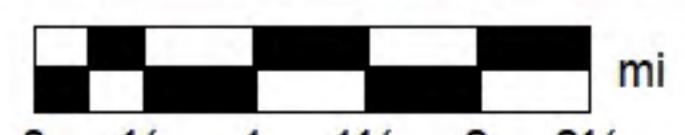
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MN (5.6° E)



0 1/2 1 1 1/2 2 2 1/2

Data Zoom 11-0



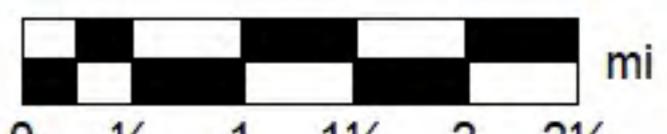
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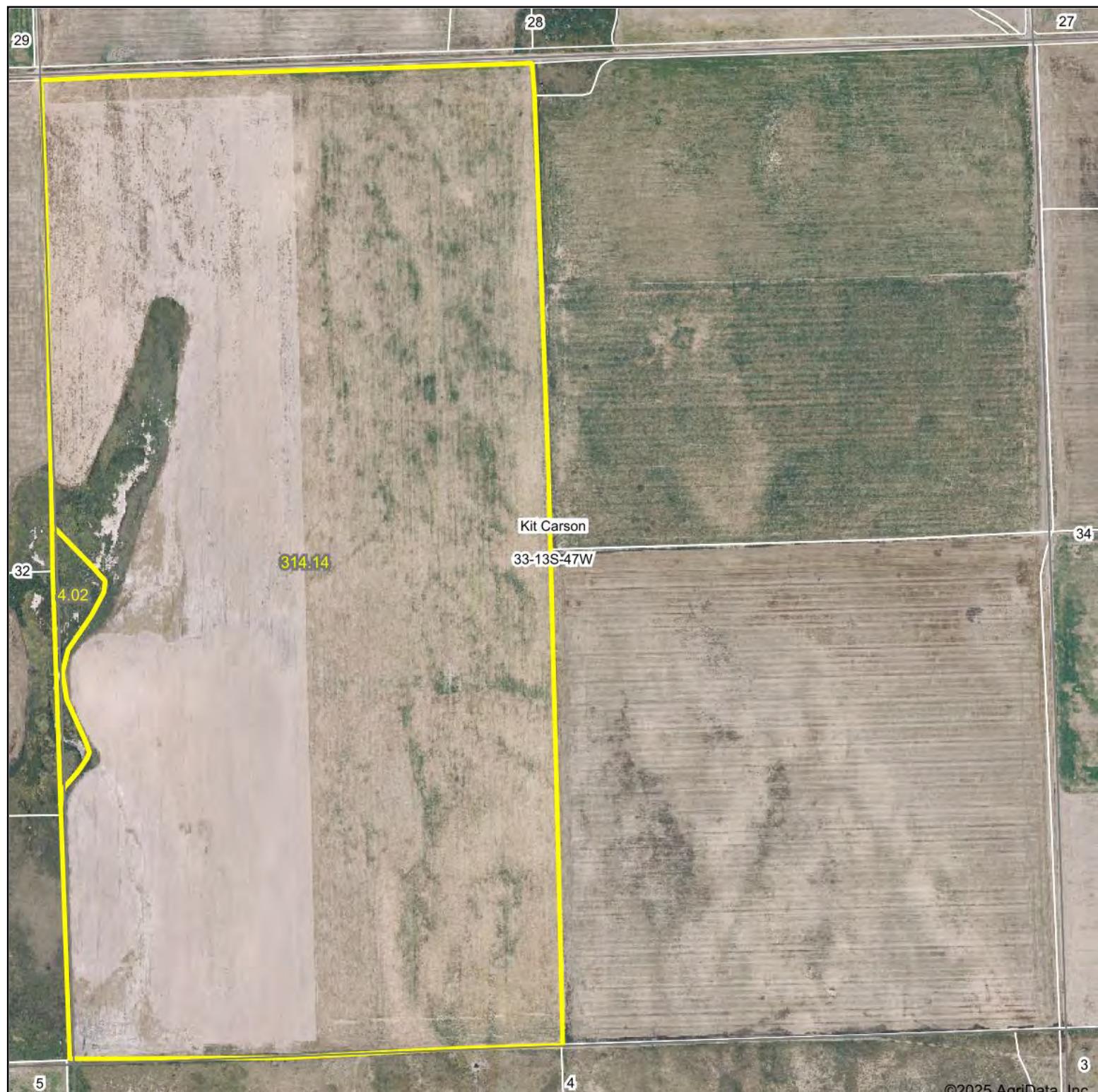
MN (5.6° E)



Data Zoom 11-0

Data Zoom 11-0

Aerial Map



Maps Provided By:



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

0ft 831ft 1662ft

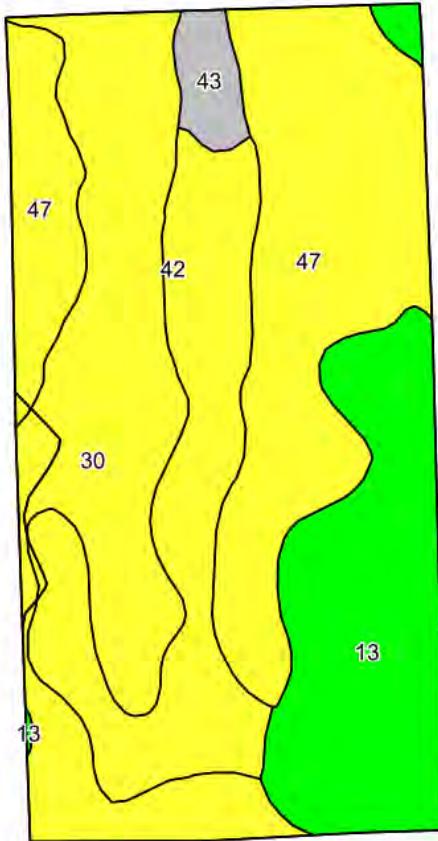
33-13S-47W
Cheyenne County
Colorado



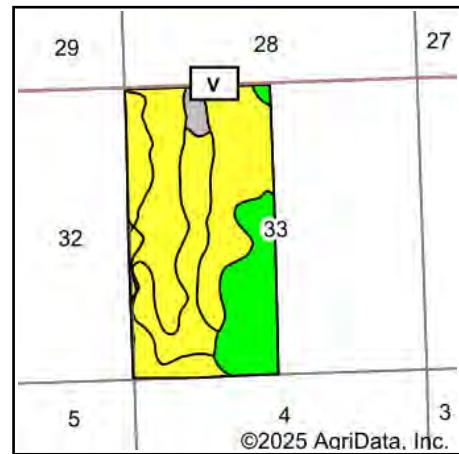
11/13/2025

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

Soils Map



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



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Soils data provided by USDA and NRCS.

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	IIe	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%		Vle	Vle		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

Soils data provided by USDA and NRCS.