# FOR SALE 134 ACRES CROPLAND

### **KIT CARSON COUNTY, COLORADO**



**Location:** From Burlington, CO take CR V East 5.5 miles to CR 55, head South on CR 55 6 miles to CR N. Follow CR N East for 5 miles to CR 60, head North for 1 mile and you will be at the NE corner of the property.

Legal: Township 9S, Range 42 West, NE4 Section 35

Minerals: None.

Acreage: 134.16 +/- cropland acres, 70.5 Wheat base acres

Possession: At closing.

**Taxes:** 2017 Taxes — \$437.40 — Seller will pay for 2017 taxes and prior years. Taxes for 2018 will be prorated to the date of closing.

## **PRICE: \$185,000.00**



Colorado Land

Dan Slinger—Associate Broker 719-349-1430 (Mobile)

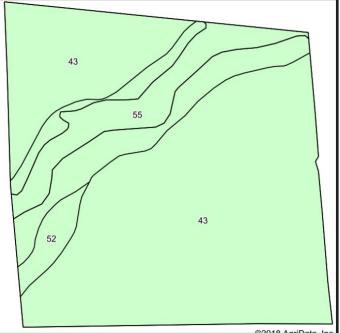
Larry J. Hostetler - Managing Broker 719-346-8661 (Office)

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# NE 35-9S-42W





Code	Soil Description	Acres	% of field	Non-Irr Class *c	Irr Class *c	Dry pinto beans	Grain sorghum	Sunflow- ers	Wheat	Soy- beans
43	Kuma-Keith silt loams, 0- 2% slopes	111.68	75.3%	llc	lle	900	38	1000	38	46
55	Norka-Colby silt loams, 3- 5% slopes	32.27	21.8%	lVe	lVe					48
52	Norka silt loam, 0-3% slopes	4.31	2.9%	llle	lle	800		1000	35	45
	Weighted Average				Average	701.2	28.6	782.3	29.6	46.4

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