

Cheyenne County Native Grass

**Listing Price:
\$522,200/\$825 per acre**



All Section 8, Township 13 South, Range 49 West

LISTING #26007



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VIRGIL GEORGE, EMPLOYING BROKER
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Features:

- **632.9+/- acres pasture land**
- **620.98+/- acres CRP/\$20.00/exp 2031**
- **Livestock pens and loadout**
- **Corral system**
- **Barbed wire fencing**
- **Water - Well Permit #43122**
- **Electric meter**
- **Soil Type III-VI**
- **Property tax: \$337.18**

The concrete windbreaks are not included.



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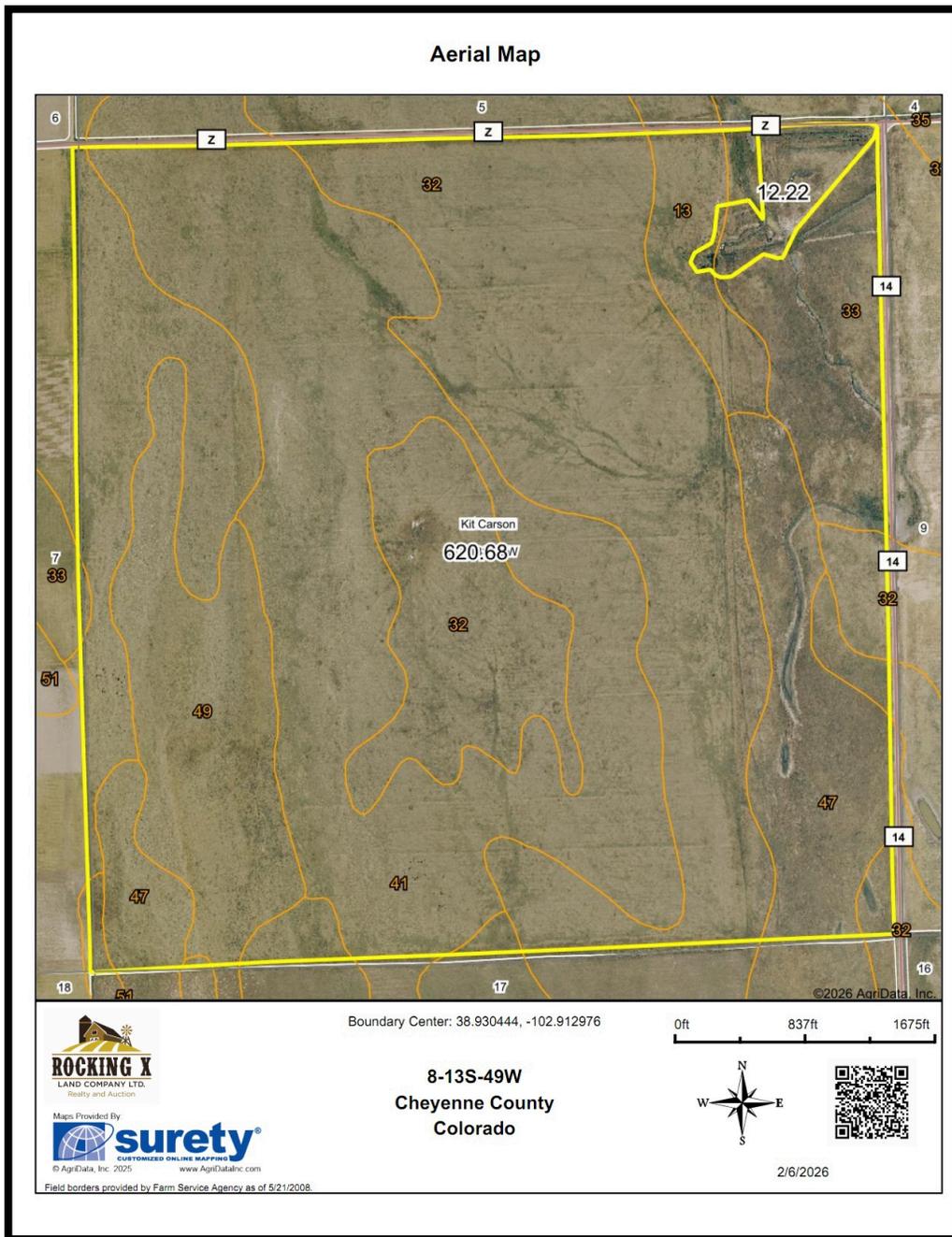


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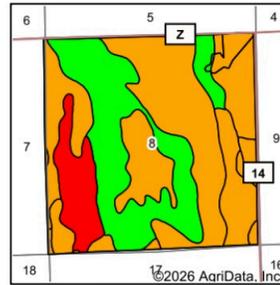
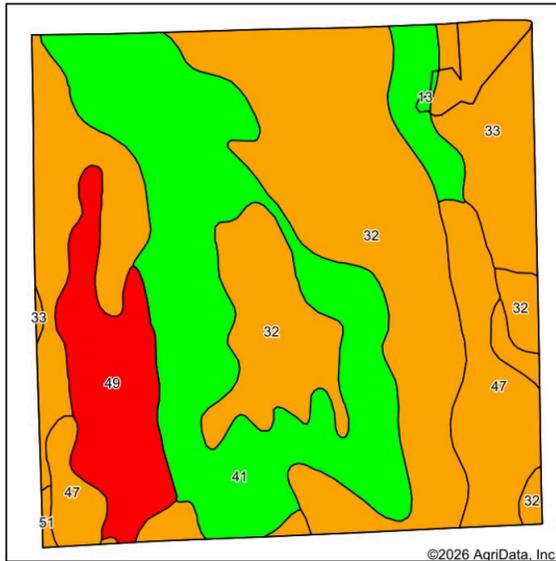


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Soils Map



State: **Colorado**
 County: **Cheyenne**
 Location: **8-13S-49W**
 Township: **Kit Carson**
 Acres: **632.9**
 Date: **2/6/2026**



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	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu
32	Olnest sandy loam, 1 to 5 percent slopes	259.57	41.0%	[Orange]	IVc	IIle			
41	Stoneham loam, 0 to 3 percent slopes	178.51	28.2%	[Green]	IIIe	IIe	100	18	90
47	Ulm loam, 0 to 3 percent slopes	62.47	9.9%	[Orange]	IVe	IIe			
49	Valent-Bijou loamy sands, 1 to 12 percent slopes	58.43	9.2%	[Red]	VIe	VIe			
33	Olnest-Manzanst complex, 0 to 6 percent slopes	53.99	8.5%	[Orange]	IVe	IVe			
13	Fort Collins loam, 0 to 3 percent slopes	18.21	2.9%	[Green]	IIIe	IIIe			
51	Vona loamy sand, warm, 3 to 6 percent slopes	1.72	0.3%	[Orange]	IVe	IVe			
Weighted Average					3.87	2.98	28.2	5.1	25.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

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