

CHEYENNE COUNTY CROPLAND

Listing Price:
\$1,000,000.00
\$1,257 - 1,358 per acre



MLS #1024588

LISTING # 26051

Cheyenne County dryland farm offering a total of 764± acres across three tracts, all with good county road access and currently in cropland production.



VIRGIL GEORGE, EMPLOYING BROKER

VG@RXL.LAND

Office: 719-346-5420 | Mobile: 719-349-1966

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Features:

- The Northwest Quarter of Section 2, Township 14 South, Range 46 West includes 147.33 acres of cropland with a 102.91-acre wheat base (24 bu. PLC yield) and 8.5-acre grain sorghum base (27 bu. PLC yield). 2025 taxes: \$256. Possession after 2027 wheat harvest Listed at \$200,000 /\$1,358 per acre
- The West Half of Section 11 totals 318.32 acres and features 222.3 acres of wheat base (24 bu. PLC yield) and 18.37 acres of grain sorghum base (27 bu. PLC yield). 2025 taxes: \$497. Possession after 2026 Milo harvest. Listed at \$400,000 /\$1,257 per acre
- The South Half of Section 7, Township 15 South, Range 44 West includes 298.53 acres of cropland with 26.45 acres of drainage and waste—providing cover for mule deer and upland birds. This tract carries a 208.52-acre wheat base (24 bu. PLC yield) and 17.22-acre grain sorghum base (27 bu. PLC yield). 2025 taxes: \$432. Possession after 2027 wheat harvest. Listed at \$400,000 /\$1,340 per acre.
- Productive soils, with good base acres, and local wildlife make this a strong opportunity for operators and investors alike.
- Subject to cash lease.



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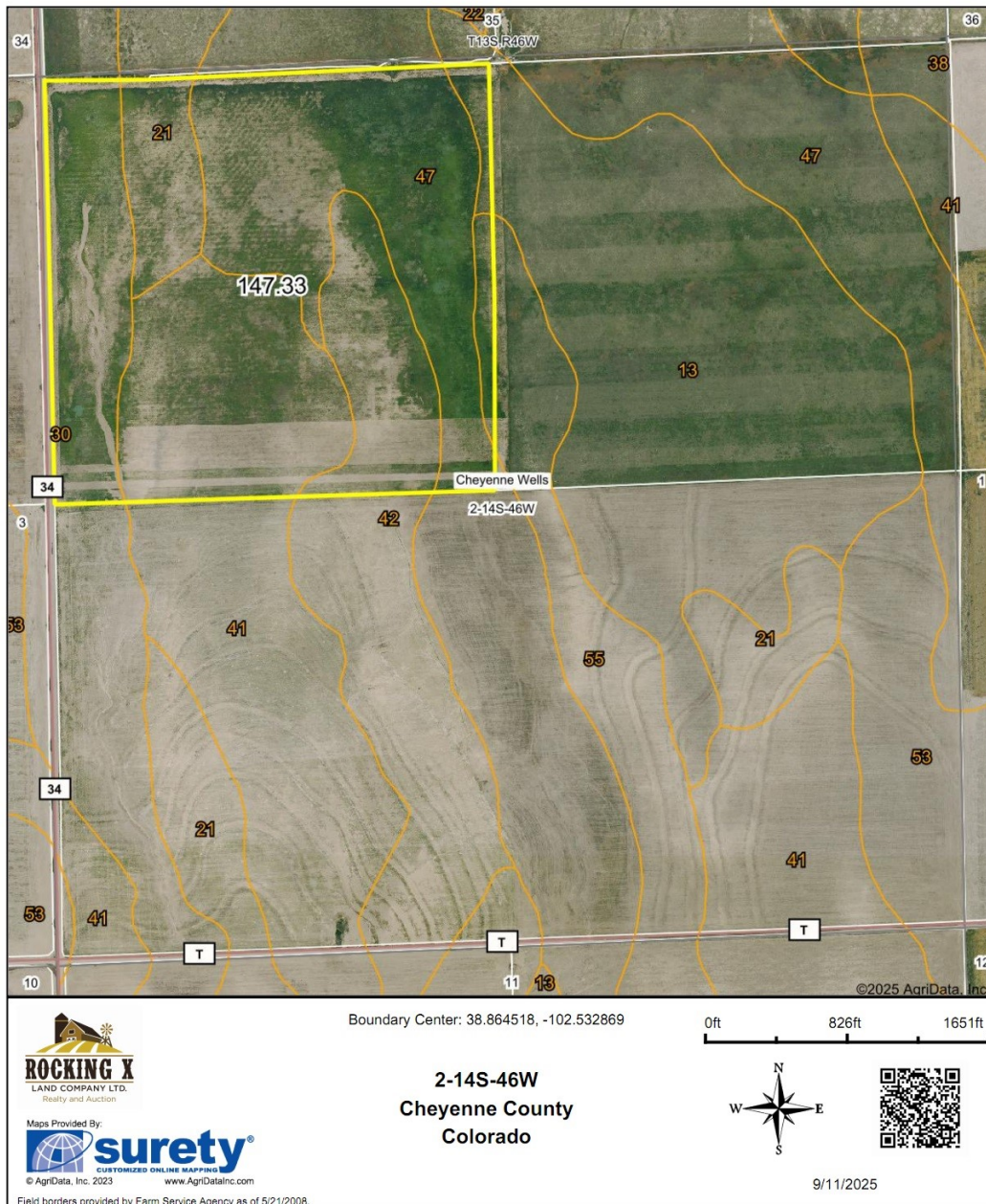


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Aerial Map



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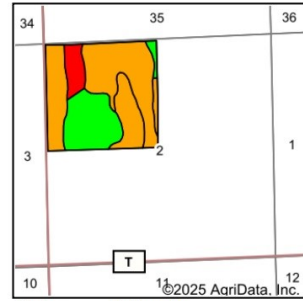
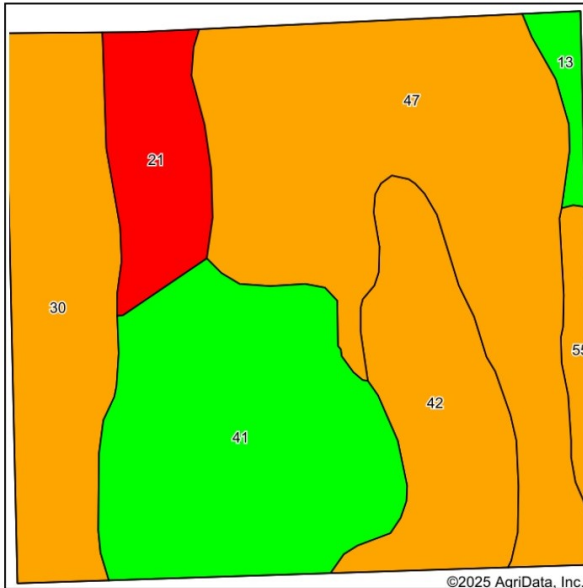


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Soils Map



State: **Colorado**
 County: **Cheyenne**
 Location: **2-14S-46W**
 Township: **Cheyenne Wells**
 Acres: **147.33**
 Date: **9/11/2025**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: CO017, Soil Area Version: 26									
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
47	Ulm loam, 0 to 3 percent slopes	50.40	34.2%		IVe	Ile			
41	Stoneham loam, 0 to 3 percent slopes	35.74	24.3%		IIIe	Ile	100	18	90
30	Manzanist clay loam, 0 to 3 percent slopes	25.05	17.0%		IVc	IIIe			
42	Stoneham loam, 3 to 5 percent slopes	19.49	13.2%		IVc	IVe			
21	Kim loam, 1 to 3 percent slopes, eroded	11.23	7.6%		VIe	Ile	85	13	60
55	Wiley complex, 3 to 5 percent slopes, eroded	2.96	2.0%		IVe	IIIe	115	17	60
13	Fort Collins loam, 0 to 3 percent slopes	2.46	1.7%		IIIe	IIIe			
Weighted Average					3.89	2.47	33	5.7	27.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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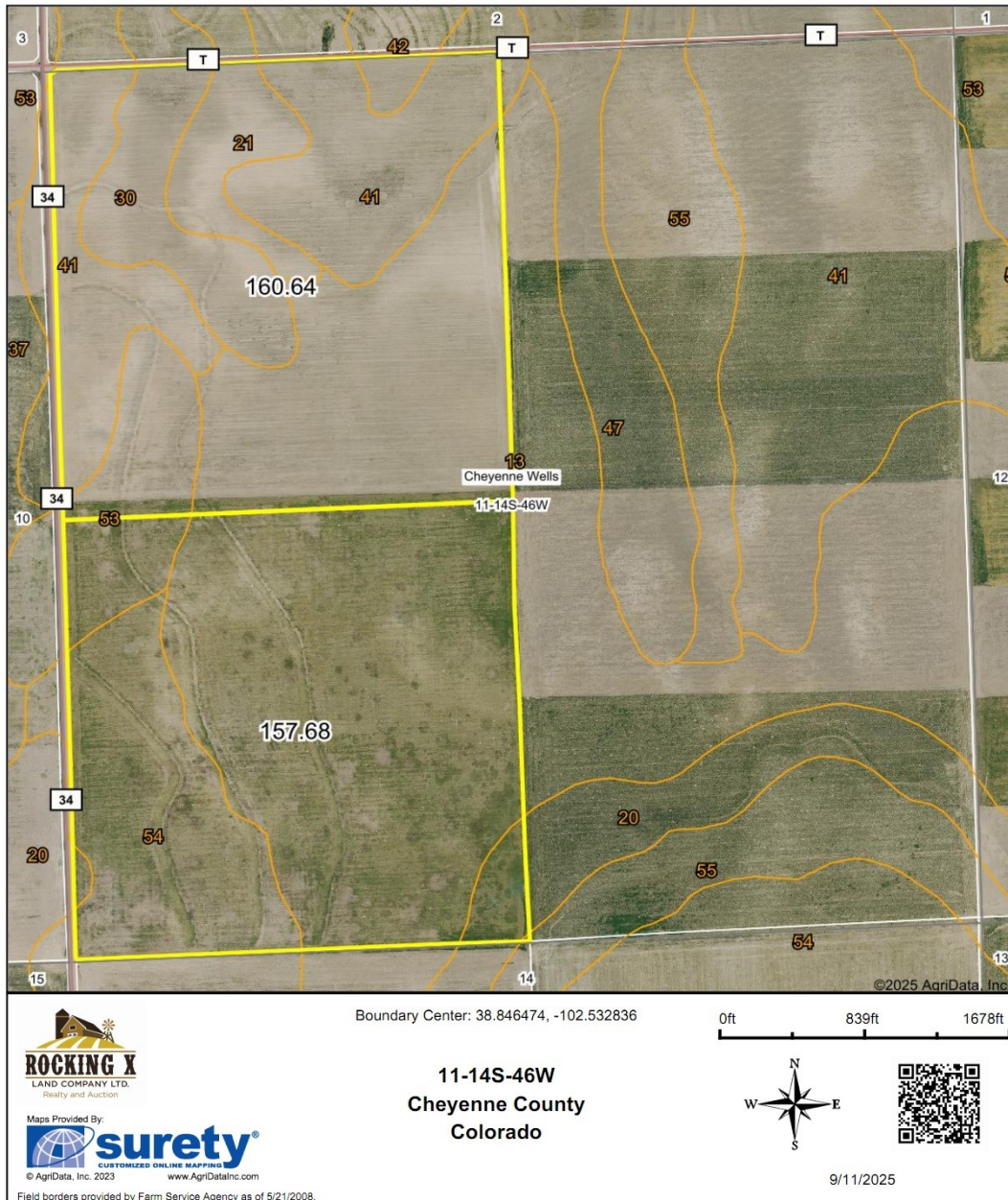


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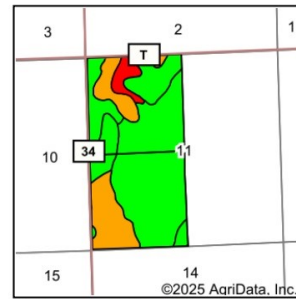
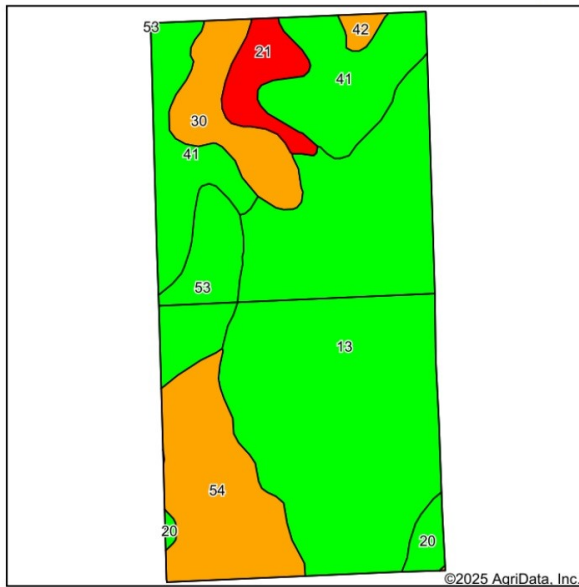


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Soils Map



State: **Colorado**
 County: **Cheyenne**
 Location: **11-14S-46W**
 Township: **Cheyenne Wells**
 Acres: **318.32**
 Date: **9/11/2025**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: CO017, Soil Area Version: 26									
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
13	Fort Collins loam, 0 to 3 percent slopes	161.25	50.7%		IIIe	IIIe			
41	Stoneham loam, 0 to 3 percent slopes	52.65	16.5%		IIIe	IIIe	100	18	90
54	Wiley complex, 0 to 3 percent slopes, eroded	41.33	13.0%		IVe	IIIe	125	18	80
53	Weld silt loam, 0 to 3 percent slopes	21.58	6.8%		IIIc	IIIe			
30	Manzanst clay loam, 0 to 3 percent slopes	21.22	6.7%		IVc	IIIe			
21	Kim loam, 1 to 3 percent slopes, eroded	12.81	4.0%		Vle	IIIe	85	13	60
20	Keith-Ulysses silt loams, 1 to 4 percent slopes	5.10	1.6%		IIIe	IIIe			
42	Stoneham loam, 3 to 5 percent slopes	2.38	0.7%		IVc	IVe			
Weighted Average					3.32	2.59	36.2	5.8	27.7

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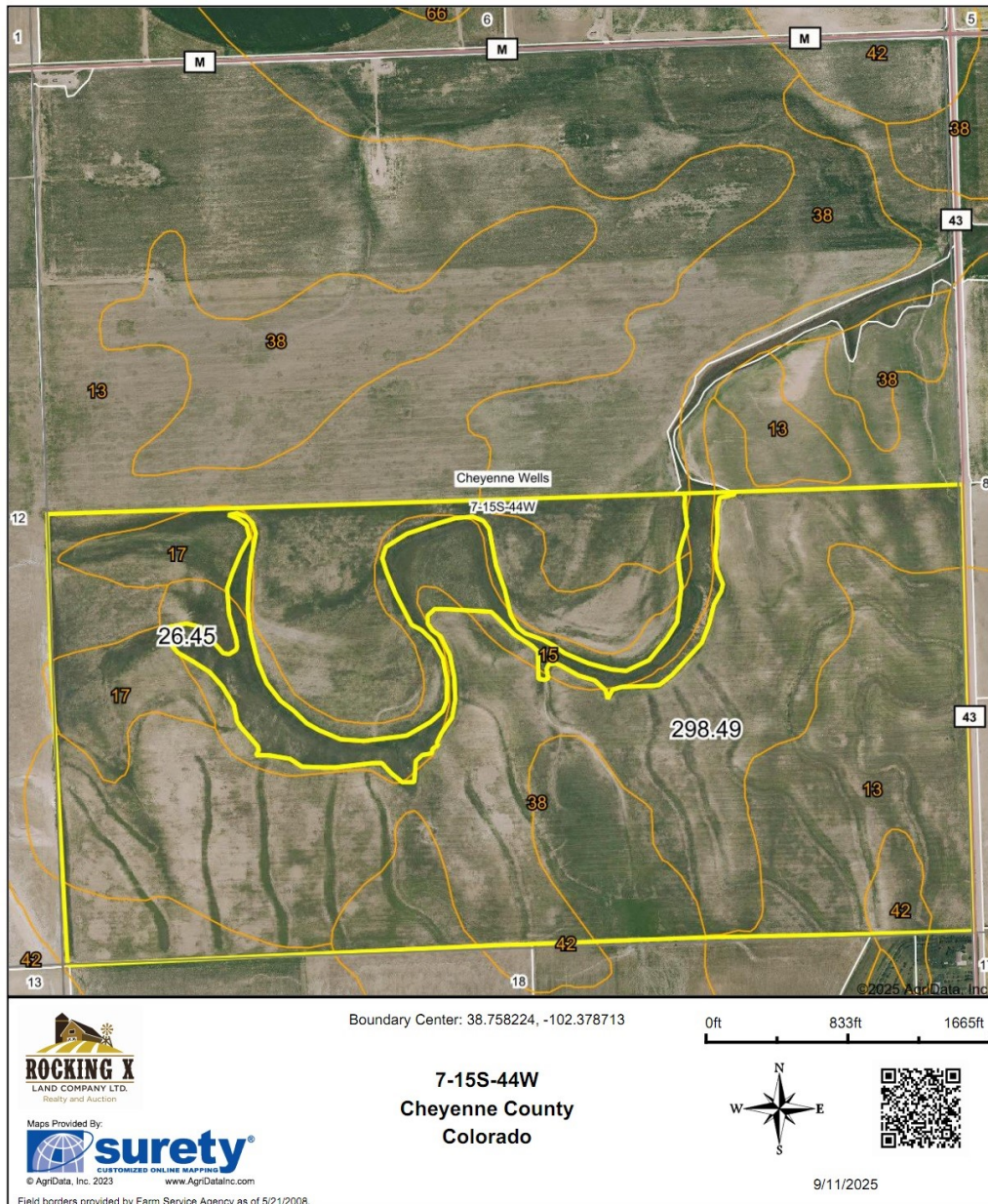


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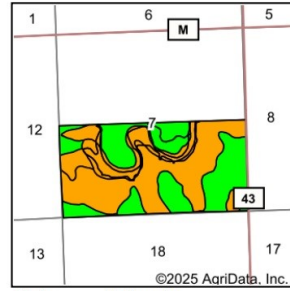
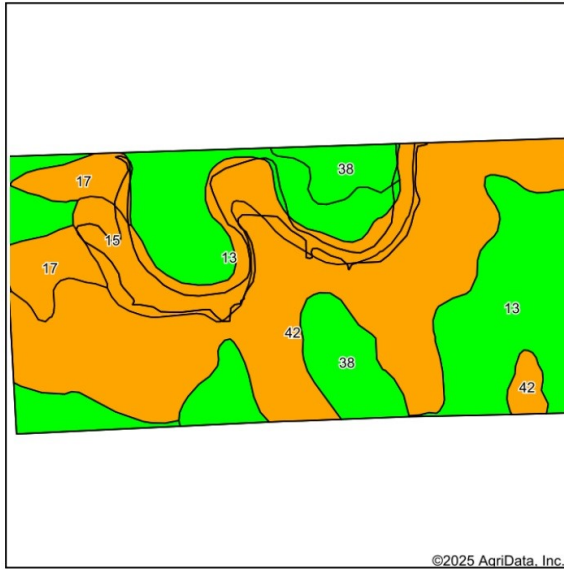
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Soils Map



State: **Colorado**
 County: **Cheyenne**
 Location: **7-15S-44W**
 Township: **Cheyenne Wells**
 Acres: **324.94**
 Date: **9/11/2025**



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Area Symbol: CO017, Soil Area Version: 26											
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	Winter wheat Bu	Winter wheat Irrigated Bu
42	Stoneham loam, 3 to 5 percent slopes	129.42	39.8%		IVc	IVe					
13	Fort Collins loam, 0 to 3 percent slopes	101.05	31.1%		IIIe	IIIe					
15	Bankard-Glenberg complex, 0 to 3 percent slopes, moist, occasionally flooded	37.87	11.7%		IVe	IVe					
38	Satanta loam, 0 to 3 percent slopes	36.43	11.2%		IIIe	Ile	130	25	110	22	50
17	Haverson loam, 0 to 1 percent slopes	20.17	6.2%		IVw	IIw	125	19	70		
Weighted Average					3.58	3.34	22.3	4	16.7	2.5	5.6

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