

**Online  
Only**

## ONLINE ONLY LAND AUCTION

### Kit Carson County Farmland

Online Bidding opens **May 15, 2026 @ 2:00 p.m.** Mtn. and  
closes **May 20, 2026 @ 2:00 p.m.** Mtn. with soft close

**JANET L. BRANDT**

**144.7+/- ACRES FARMLAND**

**NW4 OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 50 WEST OF THE 6<sup>TH</sup> P.M.**

#### **TERMS AND CONDITIONS**

**Bidding to open:** **May 15, 2026** and shall not end prior to **May 20, 2026** with soft close. Register to bid at [www.rockingxland.hibid.com](http://www.rockingxland.hibid.com) Auctioneer recommends registering prior to open of bidding.

**Terms of Sale:** 10% down at conclusion of auction, with the balance to be paid on or before **June 15, 2026**. Cashiers check or wire checks are acceptable down payment with the final payment to be certified funds. All funds will be held by the auction company trust account. **Bidding shall not be contingent upon financing**, should financing be required it shall be arranged prior to auction.

#### **No Buyer (s) Premium**

**Manner of Sale:** Tract will be auctioned individually only . Auction procedure and increments of bidding to be determined by auction company. Bidding is not contingent upon financing; all financing shall be arranged prior to auction. **Soft close at conclusion of auction.**

**Mineral Rights:** Owned mineral rights shall pass with surface rights.

**Closing:** Buyer may close as soon as closing documents are prepared - No later than **June 15, 2026**.

**Closing Agent:** IMPAQT Title, LLC shall be the closing agent, location of closing to be 1358 Lowell Ave, Burlington , CO. Closing fee shall be split 50/50.

**Crops:** Tenant shall retain rights of ingress & egress through 2026 wheat harvest.

**Possession:** Buyer shall take possession of N2NW4 upon execution of sales contract and deposit of earnest money, & S2NW4 after wheat harvest or release of crop by Crop Insurand Company.

**Real Estate Taxes:** Taxes for 2026 will be prorated to date of close.

**Acceptance of Bids:** Each successful bidder will be required to enter into a Colorado Real Estate Sales Contract immediately following the auction. Contract will be available for review prior to sale.

**Evidence of Title:** Seller will provide title insurance to the buyer in the amount of the purchase price. Premium to be paid by seller. Title evidence will be provided prior to sale. Title shall transfer with a special warranty deed

**Acreages:** Acreage figures are considered to be approximate and are from reliable sources based on County Assessed Acres. All FSA information is subject to change. Assessed acres may not be the same as deeded acres. No warranty is expressed or implied as to exact acreages of property. All bids are for the tracts without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and /or stated at the auction.

**Inspections:** All buyers (bidders) shall be responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither seller or Rocking X Land Co. Ltd., agents of, or representatives, are making any warranties about the property either expressed or implied. Statements, while not guaranteed, are from reliable sources.

**Easements:** This sale is subject to all rights of way and easements, whether recorded or not, and to oil and gas leases of record if any

**Estimated 2026 Taxes:** \$410.96

**Agency:** Rocking X Land Co. Ltd., its agents and representatives are the exclusive agents of the seller.

**.REGISTER PRIOR TO AND BID AT [WWW.ROCKINGXLAND.HIBID.COM](http://WWW.ROCKINGXLAND.HIBID.COM)**

**\*All bidders must be approved by the auctioneer prior to the auction**



Scan the QR Code below  
with your mobile device to  
register and bid!



**Virgil George, Employing Broker**  
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**www.rockingxland.com**

**CONTACT US TODAY FOR YOUR REAL ESTATE & AUCTION NEEDS**

# 144.7+/- ACRES DRYLAND IN KIT CARSON COUNTY

Legal Description	Assessed Acres	Dryland Acres	*PLC Wheat Base Acres & Yield	*PLC Corn Base Acres & Yield	*PLC Sunflower Base Acres & Yield	2025 Cropland Acres	2025 Taxes
NW4 SECTION 31 T8S, R50W	144.7	144.7	45.60/49 bu	22.79/123 bu	22.81/916 bu	144.66	\$443.88
TOTAL	144.7	144.7				144.66	\$443.88

**\*FSA designation at the time of listing**



Broker's Notes:  
Rare opportunity since 1998 to purchase high quality dryland ground just NE of Flagler, with 63% Base



**Soils Map**

State: Colorado  
County: Kit Carson  
Location: 31-8S-50W  
Township: Flagler  
Acres: 144.66  
Date: 4/13/2026

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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	
71	Rago-Weld silt loams, 0 to 2 percent slopes	38.07	26.3%		IIc	IIIe	175		120	
96	Weld-Norka silt loams, 0 to 3 percent slopes	37.96	26.2%		IIIe	IIIe	180	33	100	
57	Norka-Colby-Weld silt loams, 3 to 5 percent slopes	28.82	19.9%		IVe	IVe				
74	Richfield silty clay loam, dry, 0 to 2 percent slopes, eroded	12.86	8.9%		IIIe	IIIe	140	32	80	
16	Colby silt loam, 3 to 5 percent slopes	11.38	7.9%		IVe	IVe	125	25	65	
100	Colby silt loam, 0 to 3 percent slopes	8.40	5.8%		IVc	IIIe				
95	Weld silt loam, 0 to 3 percent slopes	7.17	5.0%		IIIc	IIIe				
<b>Weighted Average</b>						<b>3.07</b>	<b>2.61</b>	<b>110.3</b>	<b>13.5</b>	<b>70</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Directions to Property:  
From I-70 north to County Road V, East on CR V 1 mile North on C R 6, 1/2 mile to the SW corner of property. Sign will be posted

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