

**162.94± Acres
Farmland Kiowa County**

**Listing Price: \$89,487
\$549 per acre**



Representative Photo

**TOWNSHIP 20 SOUTH, RANGE 52 WEST
NW1/4 SECTION 22**

LISTING # 25045



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Features:

- NW4 Section 22-T20S-R52W
- 162.94± Farmland acres
- 162.94± Cropland acres Expired CRP
- 2024 Taxes: \$188.48.
- Wheat base acres 74.50, PLC Yield 8
Barley base acres 13.20. PLC Yield 8



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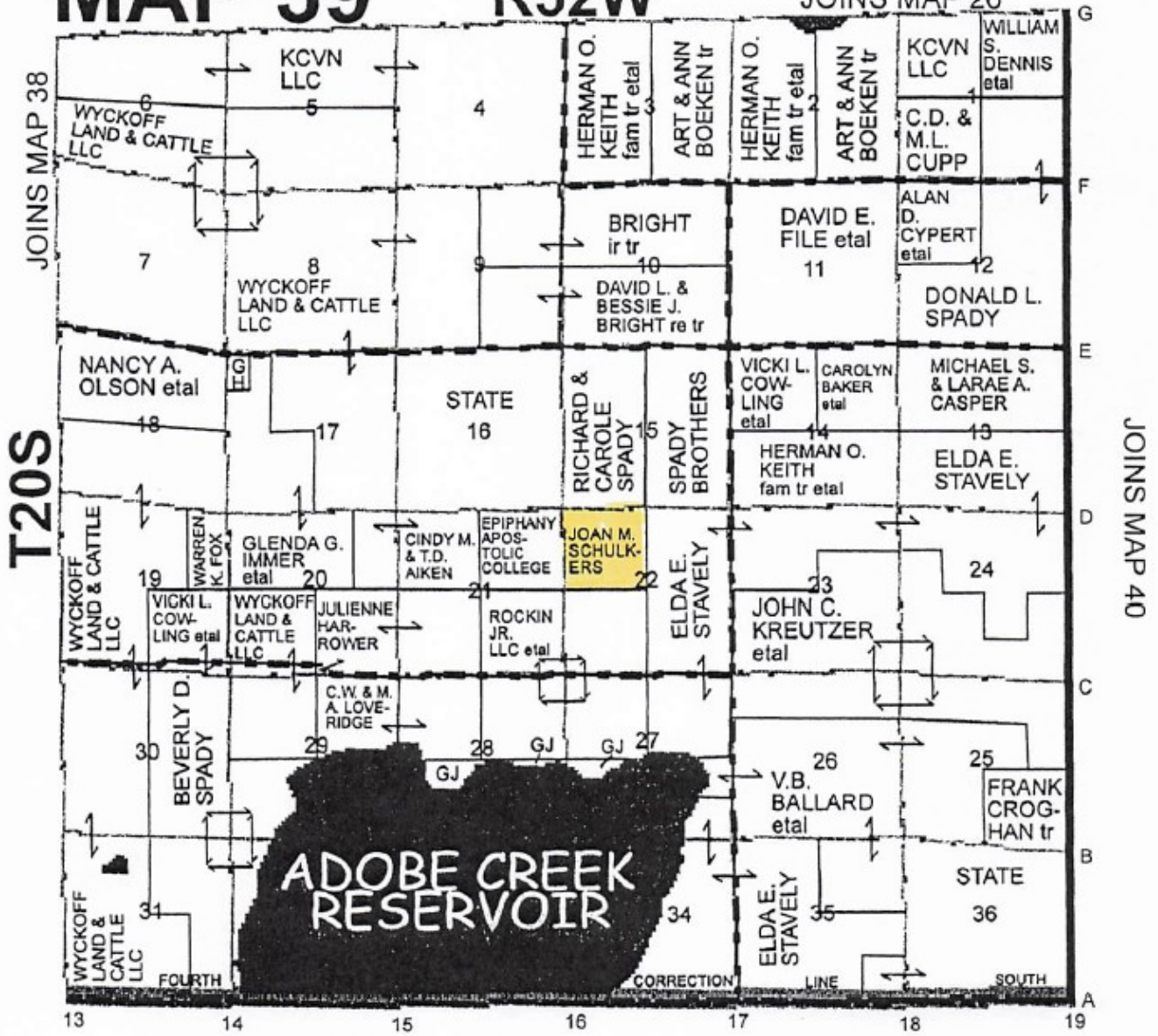


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MAP 39

R52W

JOINS MAP 26



JOINS BENT CO.



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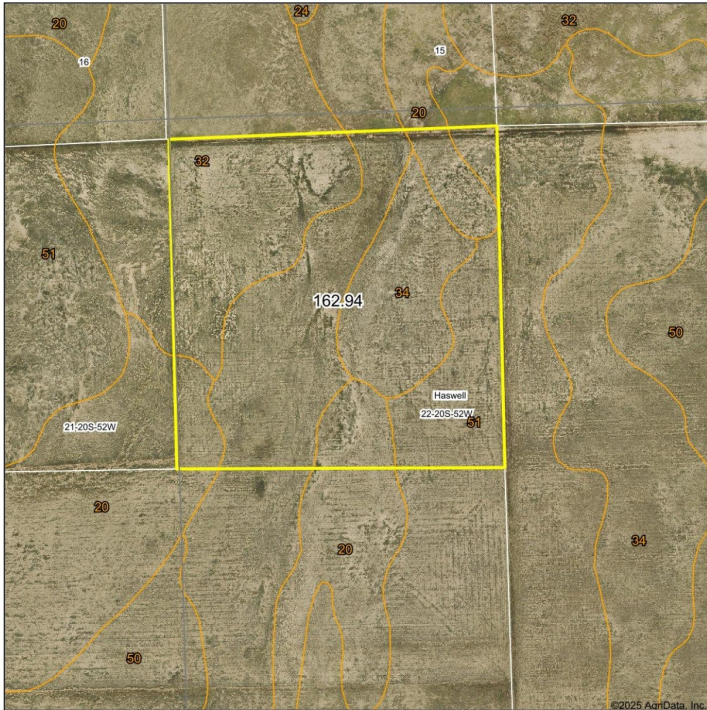


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Aerial Map



Boundary Center: 38.304517, -103.221865

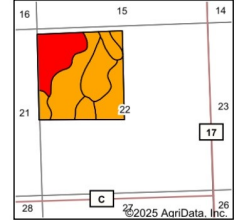
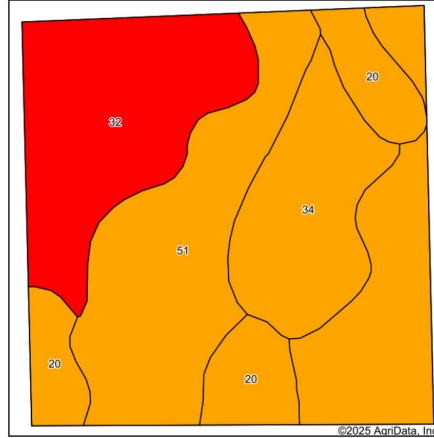
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22-20S-52W
Kiowa County
Colorado

8/13/2025

Soils Map



State: Colorado
County: Kiowa
Location: 22-20S-52W
Township: Haswell
Acres: 162.94
Date: 8/13/2025

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Soils data provided by USDA and NRCS.

Area Symbol: CO061, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	
51	Fort sandy loam, 0 to 5 percent slopes	71.50	43.8%		IV/e	I/e	
32	Singerton-Pultney complex, 1 to 10 percent slopes	40.98	25.2%		V/e	I/e	
34	Fort, eroded-Kimera complex, 0 to 2 percent slopes	27.84	17.1%		IV/c	I/e	
20	Kimera loam, 0 to 3 percent slopes	22.62	13.9%		IV/c	I/e	
Weighted Average						4.50	*

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



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