

**Kit Carson County
CRP Farmland**

**Listing Price: \$621,000
\$2,000 per acre**



**Township 11 South, Range 44 West
South 1/2 Section 30**

MLS #1054585

LISTING # 26016



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Features:

- **Productive Investment Opportunity**
- **310.15+/- Assessed Acres**
- **173.93 +/- acres CRP, annual payment \$6,193/exp 2031**
- **Providing steady annual income and supporting an outstanding wildlife habitat.**
- **The rolling grassland, natural draws, and established cover create ideal conditions for high-volume deer activity, as evidenced by the resident mule deer herd regularly seen on the property.**
- **2025 Property Taxes: \$876.00**



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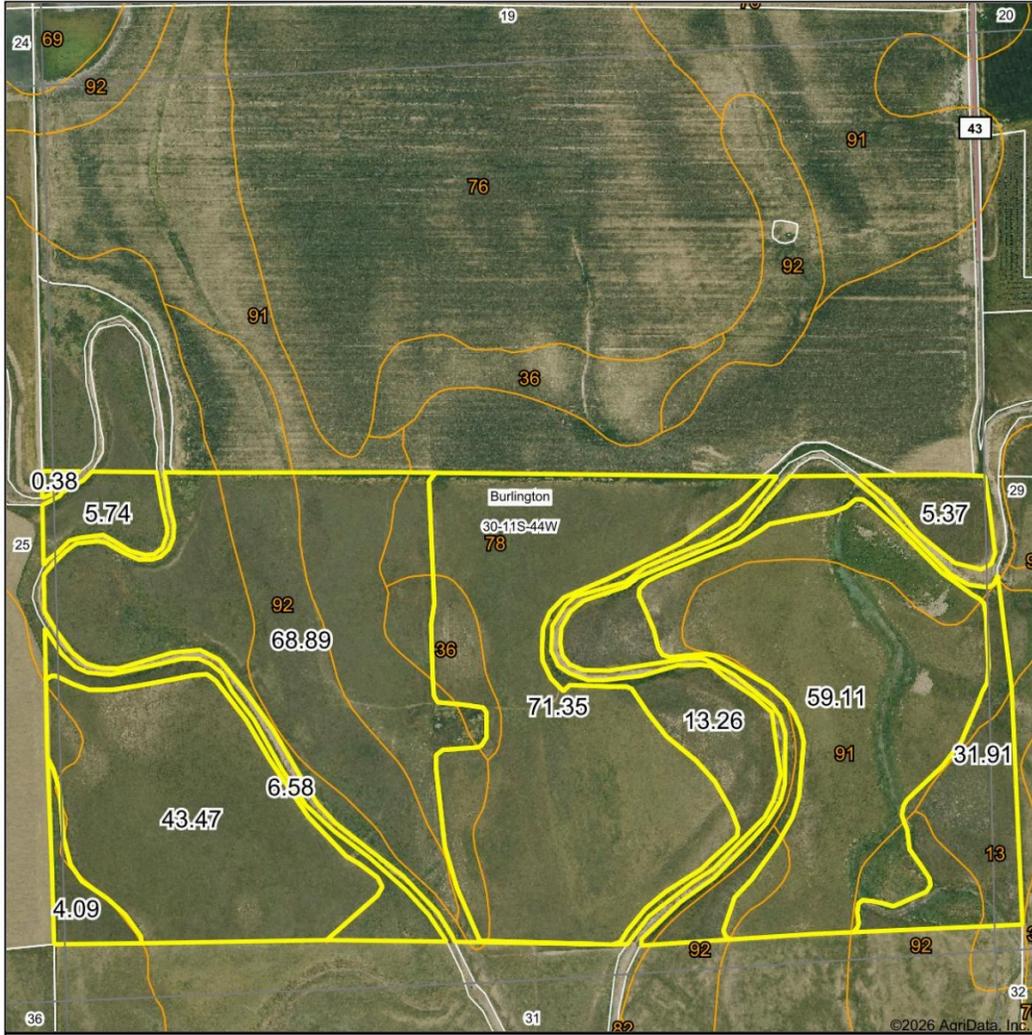


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Aerial Map



Boundary Center: 39.063287, -102.381828

0ft 823ft 1645ft



© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

30-11S-44W
Kit Carson County
Colorado



3/24/2026



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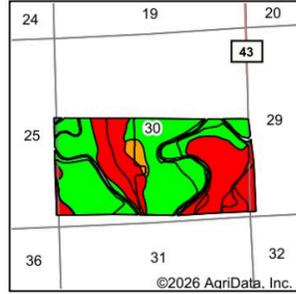
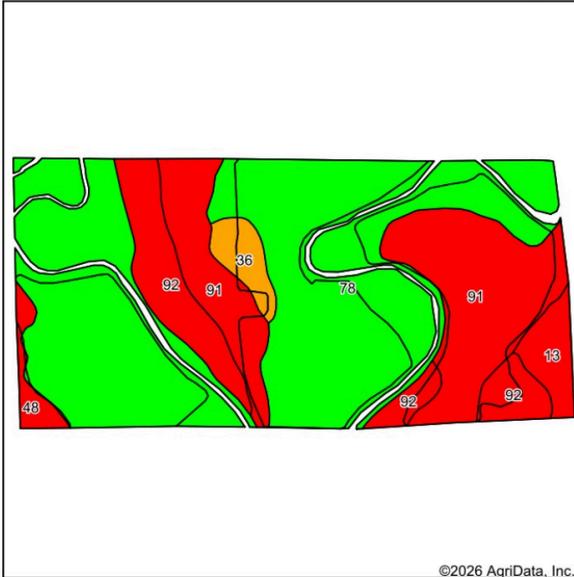


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Soils Map



State: **Colorado**
 County: **Kit Carson**
 Location: **30-11S-44W**
 Township: **Burlington**
 Acres: **310.15**
 Date: **3/24/2026**



Soils data provided by USDA and NRCS.

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Area Symbol: CO063, Soil Area Version: 21

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
78	Satanta-Sampson, loams, 0 to 3 percent slopes, rarely flooded	183.13	59.0%		Ille	Ile	160	35	90
91	Wages loam, 2 to 6 percent slopes	70.56	22.8%		Vle	Vle			
92	Wages loam, 6 to 15 percent slopes	33.66	10.9%		Vle	Vle			
13	Canyon gravelly loam, 3 to 15 percent slopes	9.50	3.1%		Vis	Vle			
36	Kimst loam, 1 to 5 percent slopes	7.89	2.5%		IVe	IVe	120	22	60
48	Manter-Ascalon sandy loams, 5 to 15 percent slopes	5.41	1.7%		Vle	Vle			
Weighted Average					4.18	3.59	97.5	21.2	54.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

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