

3,330+/- Acres - Cheyenne County, CO
Turnkey Cattle Feeding Operation
Repriced @ \$3,300,000.00



MLS #1049586

LISTING #25043



Call Me Today!

VIRGIL GEORGE, EMPLOYING BROKER
VG@RXL.LAND

Office: 719-346-5420 | Mobile: 719-349-1966
1510 Rose Avenue | Burlington, CO 80807
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FEATURES:

***Township Fourteen (14) South, Range Forty-seven (47) West;
That portion of Section Thirty-three laying south of highway 40.
Township Fifteen (15) South, Range Forty-seven (47) West;
All of Section Four (4), Five (5), Eight (8),
Northwest quarter (NW4) Section Sixteen (16),
North-half (N2) & Southeast (SE4) Section Seventeen (17),
North-half (N2) Section Eighteen (18).**

***Positioned just southeast of Kit Carson, Colorado, this expansive 3,330± acre property offers a rare opportunity to acquire a fully operational cattle feeding facility with exceptional infrastructure and scale. The site was permitted for 10,000-head, anchored by over 6,500 feet of concrete bunk-line and more than 1 million square feet of well-designed lot space.**

***Key improvements include a dedicated livestock processing area, a fully equipped shop, roller mill, and multiple living quarters—ideal for owners, managers, or crew. The property has convenient access just a few miles off Hwy 287, and lies north of the Big Sandy drainage, adding both scenic value and potential for wildlife traffic.**

***With all-weather access, extensive infrastructure, and ample room for grazing or expansion, this operation is well suited for serious cattle operators or ag investors looking for scale and function in eastern Colorado with easy access to Holcomb Slaughter plant.**

Call Virgil George at 719-349-1966 to schedule a private tour.



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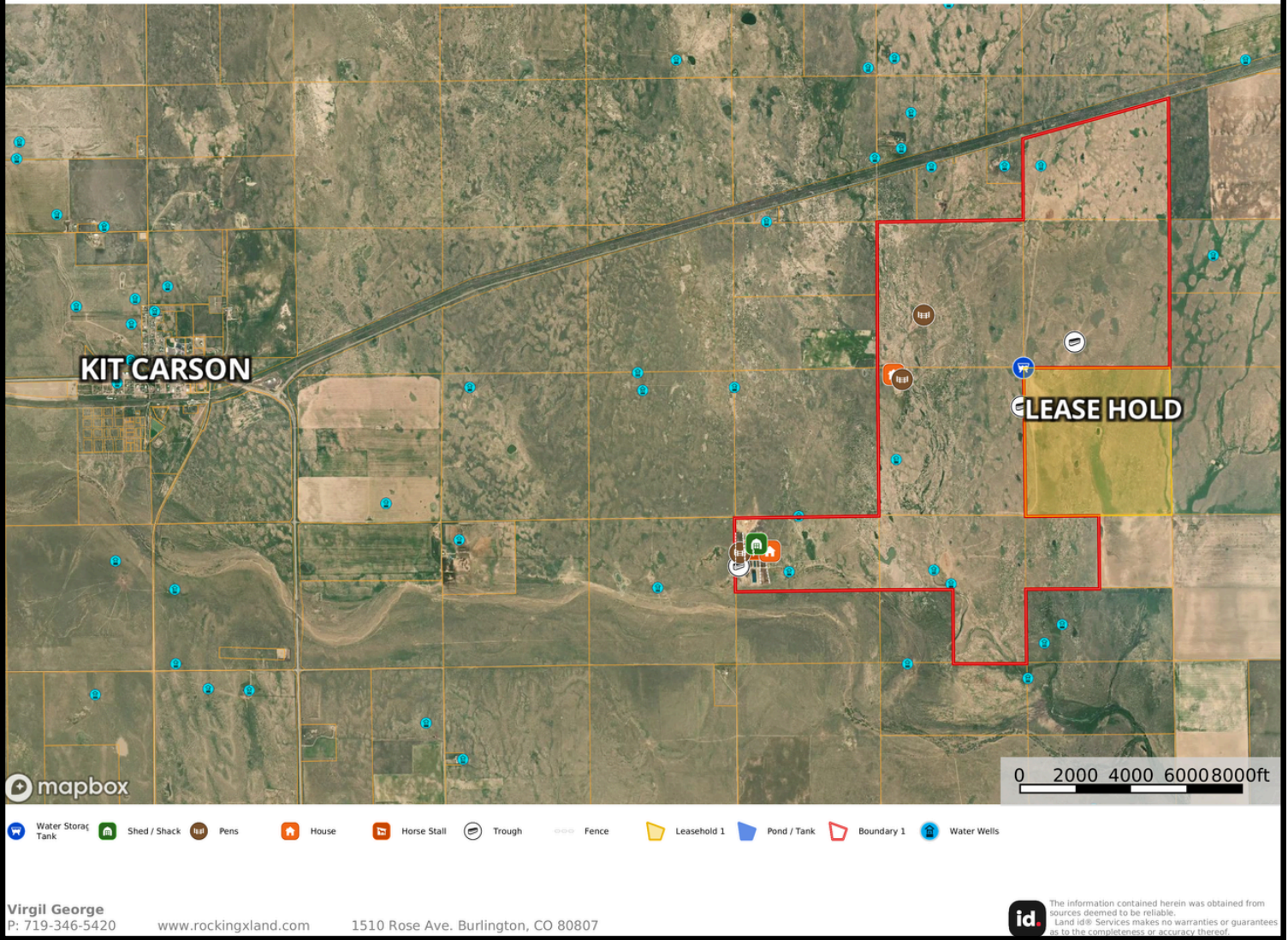


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FURNITURE ROW RANCH
Colorado, AC +/-



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