

**Kit Carson County  
Grassland**

**Listing Price:  
\$769,200  
\$1,200 per acre**



**ALL SECTION 33, TOWNSHIP 11 SOUTH, RANGE 45 WEST**

**LISTING #26009**



**Call Me Today!**

**VIRGIL GEORGE, EMPLOYING BROKER**

**VG@RXL.LAND**

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

1510 Rose Avenue | Burlington, CO 80807

Licensed in Colorado &, Kansas



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## Features:

- **641.17+/- acres Pastureland**
- **Currently used for grazing**
- **Fencing with interior hotwire**
- **County Road 38 access**
- **Equipment included; Solar panel, pump, tank, windmill**
- **Well Permit # 285830, 15 GPM**
- **Property Tax: 2024/\$469.00**

**\*\*This property has not been grazed for the last 3 years. Not subject to wind lease or GRP.**



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Aerial Map



Boundary Center: 39.050170, -102.456408

0ft 852ft 1704ft



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

**33-11S-45W**  
**Kit Carson County**  
**Colorado**



2/26/2026



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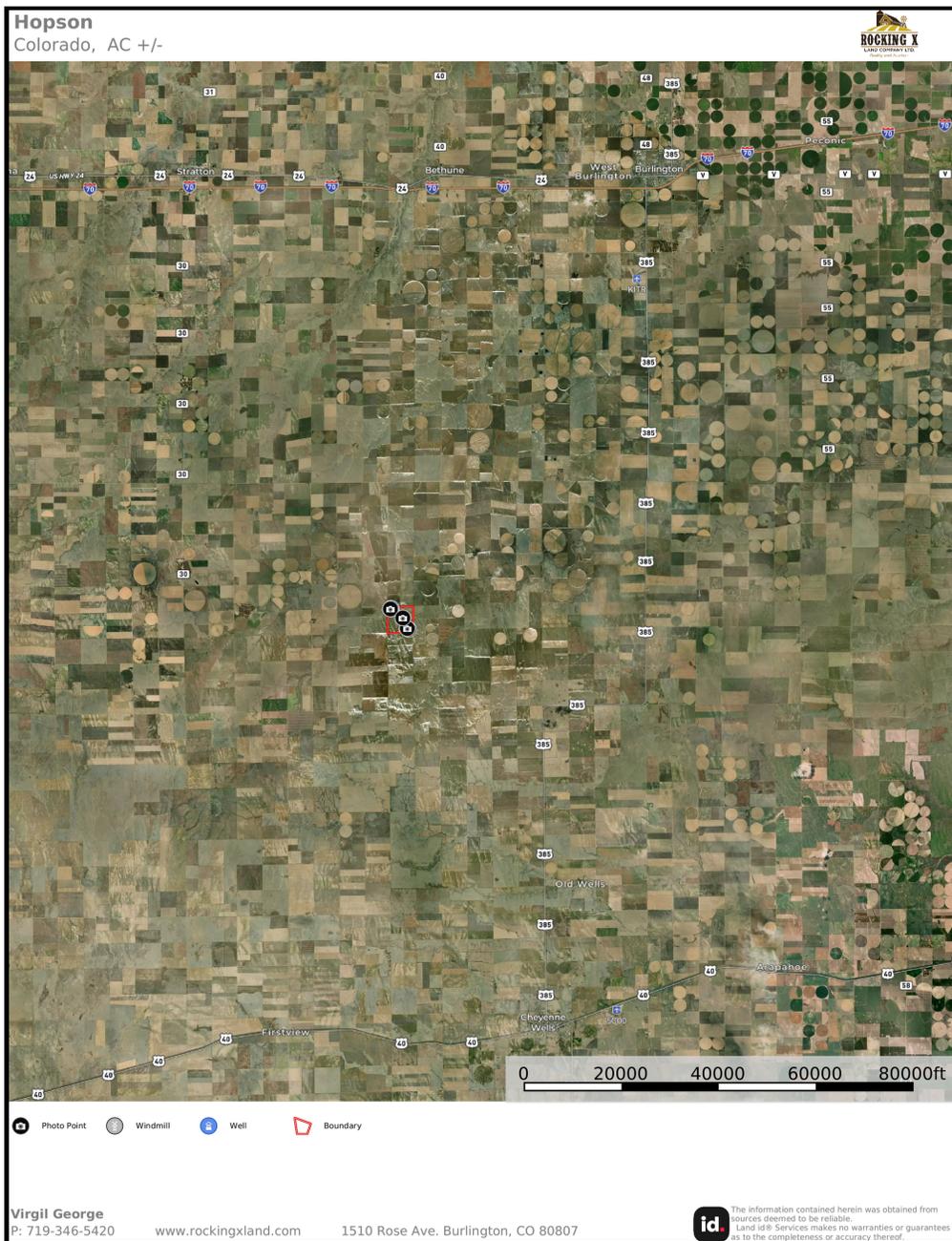
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