

FARM & RANCH

MORGAN COUNTY

- NW4 Section 28-T6N-R56W near Snyder, CO, 157.92± Cropland acres, with strong FSA wheat base; 116.5 acres/ yield 42 bu. \$199,000/\$1,244 **UNDER CONTRACT**

KIOWA COUNTY

- 962.51± acres Cropland – S2 Sec. 16 & All Sec. 17-T20S-R54W. \$625,640/\$650 per ac.
- 163± acres expired CRP - NW4 Section 22-T20S-R52W. \$80,685/\$495 per acre.
- 152.14± acres CRP - NE4 Sec. 21-T20S-R51W/\$2660.93/exp 2032. \$93,570/\$615 **SOLD**

CHEYENNE COUNTY

- NEW LISTING! 764± acres cropland across 3 tracts; NW4 Section 2-14S-46W, W2 Section 11-14S-46W and S2 Section 7-15S-44W. \$1,000,000/\$1,309 per acre.
- 48027 CR DD, Arapahoe, CO – Custom stone-laminated home, 4 bed, 3 bath, 3,115 sq. ft. of living area, and 86± acres of grass, CRP @ \$13.00, 76.72 acres expires 2040, Tract in W2W2 Section 18-T12S-R43W, Highway 385 access. \$585,000
- REPRICED! 3,330± acres Turnkey Cattle Feeding Operation. Located southeast of Kit Carson, CO. \$3,300,000

Did You Know You Can Sell Real Property And Not Be Subject To Capital Gains? Contact Us For Details!

KIT CARSON COUNTY

- REPRICED! Kit Carson & Washington County Irrigated & Dryland. 824.9+/- total acres including 376.41+/- acres under pivot irrigation with 240± acres alfalfa and 448.49+/- acres quality dryland. \$3,043,400
- REPRICED! Kit Carson & Washington County Dryland, 1,713± acres selling in 5 lots. \$1,250 to \$1,650 per acre.
- 271.76± acres Dryland & CRP, \$2,583 annual, expires 2031, N2 Section 13-T10S-R43W. \$675,000/\$2,473 per acre.

PROWERS COUNTY, CO

- PRICE CHANGE! 169.9± acres Farmland: NW4 Section 2 & SE4NE4 Section 3-T23S-R42W. 116.36± acres Irrigated Cropland, 40.36± acres dryland. \$399,700/\$2,351 per ac.

THOMAS COUNTY, KS

- S2 Section 18-T8S-R34W less tracts, 182.53± acres Farmland; 126.27 acres FSA corn base/133 bu. Available for spring planting. Primarily Class II soils. \$611,475 /\$3,350 per acre

CROWLEY COUNTY

- 244.95± acres CRP – Tracts in Section 2 & 11-T20S-R55W/\$8,492.42/exp 2032. **SOLD**



ROCKING X

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