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 **UNDER CONTRACT**

PROWERS COUNTY, CO

• BACK ON MARKET! 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.

CHEYENNE COUNTY

• 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

• 3,330± acres Turnkey Cattle Feeding Operation. Located southeast of Kit Carson, CO. $3,300,000

KIT CARSON COUNTY

• 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

• 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.

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.

THOMAS COUNTY, KS

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

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

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VIRGIL GEORGE
Employing Broker

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

1510 Rose Avenue Burlington, CO www.rockingxland.com
Equipment: www.rxlauction.com

Associate Brokers
Kim George - 719-342-1715
Robbie King - 719-340-3720

AuctionTime Field Representatives
Jason Foose - 719-340-0617
Riley Schaffer - 719-342-1451
Zekke Beringer - 785-728-7483
Jeff Annis - 970-580-1154