

# 600 ACRE FARM

# CRP FOR SALE

## Two Buttes, CO • Prowers County



All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.

Introducing 574.2 acres of CRP offering an impressive return on investment. Enrolled in the CRP program in 2022, this property will generate an annual income of \$18,779 until 2032.

### Legal:

Township 27 South, Range 43 West of the 6th P.M.

Section 32: S½

Section 33: NW¼; W½SW¼; NE¼SW¼

**Water:** None

### 3 CRP Contracts:

<b>Acres:</b> 405.95	<b>Bid:</b> \$32.96	<b>Total:</b> \$13,380
160.05	\$32.96	\$ 5,275
<u>8.20</u>	<u>\$15.15</u>	<u>\$ 124</u>
<b>Total: 574.20</b>		<b>\$ 18,779</b>

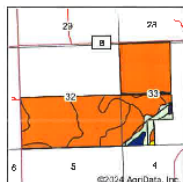
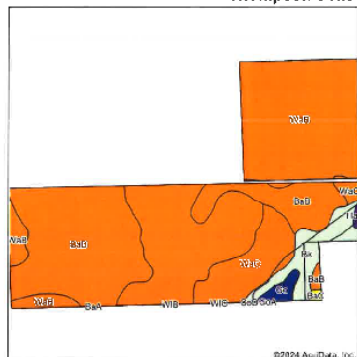
**Deed Acres:** 600

**Taxes:** \$1,084.66 (2024)

**Price: \$485,000**

**Directions:** The land is located in the southeast portion of Prowers County, approximately 18 miles east of Two Buttes Mountain. From highway 287, turn east on county road B and continue for 18 miles until you reach county road 26. The west side of the property begins ½ mile south of the county road B and county road 26 intersection. The northeast side of the property begins one mile east of county road 26.















State: Colorado  
County: Prowers  
Location: 32-27S-43W  
Township: Two Butte Creek  
Acres: 609.65  
Date: 2/12/2024



Fig. 5. Data provided by 1976 and 1985.

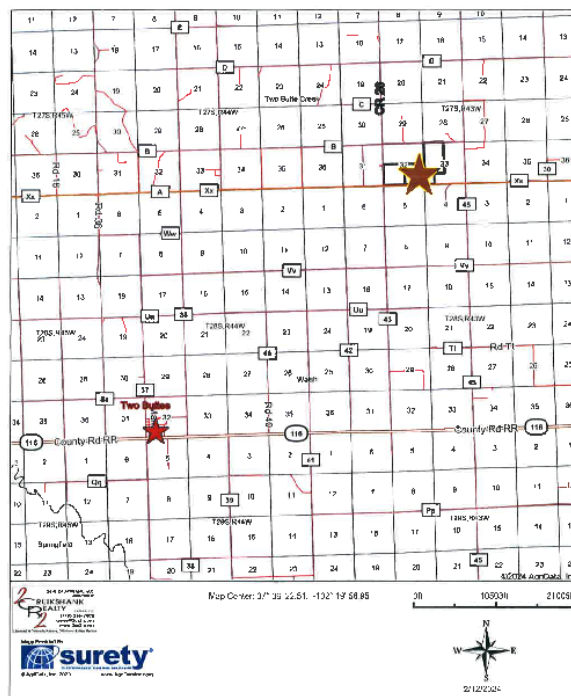
©2024 AcuityData, Inc.

Archived Soil: Ending 2:52:24 Scan Symbol: C0004 Soil Area Vorn on: 11

Code	Su. Description	Acres	Percent of field	Percent of crop	Ir. CASE	Gen. organic MU	Shrub MU	Wetland MU	MDDI Overall	MDDI Corr.	MDDI-CA Overall
W4H	Willow silt/clay 0 to 3 percent slopes	90.98	44.7%		B10	18	20		18	14	19
W4F	Barren clay loam, 0 to 3 percent slopes	48.74	23.5%		B16	18	2%		2%	15	21
W4C	Willow silt loam 3 to 5 percent slopes	57.44	27.4%		B16	17	1%		18	14	18
BK	Brookside landfill area	54.47	26.5%								
GC	Goshute's team	7.25	3.5%		B16	2%	3%	20	26	11	25
H10	Heavy clay, 5 to 9 percent slopes, barren	2.13	1.0%		V16	12	2		11	8	11
F4C	Forest clay loam, 3 to 5 percent slopes	1.46	0.7%		B9	15	2%		2%	15	23
W1C	Willow silt loam, 3 to 5 percent slopes	0.29	0.1%		B16	17	3		17	8	17
W1B	Willow silt loam, 3 to 5 percent slopes	0.25	0.1%		F 1	15	20		17	8	17
C4D	Chalky silt loam, 1 to 9 percent slopes	0.06	0.0%		V 5				18	9	8
Weighted Average						17.1	20.2	0.2	18.7	12.5	18.7

\* In Class we're the average number of children on the current soil data due to 1990-1992 data.

© 2005 Blackwell Publishing Ltd *Journal of Internal Medicine* 258: 225–232



MLS #: H220147A (Active) List Price: \$536,000 (13 Hits)

NA County Rd 26 Two Buttes, CO 81084



**Total Acres:** 600  
**Acreage Range:** 47+ Acres  
**Acreage Source:** Court House  
**Possible Use:** Ranch, Farm, Current Use

**Sub Area:** Granada  
**Area:** Arkansas Valley  
**School District:** RE 1  
**County:** Prowers  
**Taxes:** 1092.34  
**Prior Tax Year:** 2023

**Legal Description:** Township 27 South, Range 43 West of the 6th Principle Meridian. Section 32: SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; Section 33: NW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$

**Parcel Number:** [0800056934](#)

**Parcel #-2:** 0800056936

**Lot:** n/a **Block:** n/a **Tract/Filing/Unit:** n/a

**Deed Provided:** Special

**Water Rights:** No

**Description:**

**Frontage:**

**Lot Faces:**

**Zoning:** AG

**Irregular Lot Size:** Yes

**Lot Dimensions:** 9900x2640

**Lot SqFt:** 26136000

**POA Dues:** **POA Dues Amount:**

**HOA Dues:**

**HOA Dues Amount:**

**HOA Inclusions:** None

**Property Disclosure Avail:** No

**Provide Property Disc:** No

**Disclosure:** None

**Documents on File:** Leases, Photographs, Map, Other-See Remarks

**Variable Commission:** No

**Commission Type:** %

**Co-Op %/\$:** 2%

**Possession:** Day of Closing

**Commission on Seller Concessions:** No

**Earnest Money Required:** 2%

**Earnest Money To:** Guaranty Abstract

**Terms:** Cash, Conventional

**Showing Instructions:** Appointment Only, 24 Hr Notice, Listing Agent Must Be Present

**Ownership:** Seller

**Exclusions:**

**Topography/Lot Description:** Flat, Ranch, Farm Lot, Irregular

**Access:** Unpaved, County Road

**Water Company:** None

**Water:** None

**Sewer:** None

**Electric Co:**

**Electric:**

**Gas Company:** None

**Gas:**

**Crops:** Grasses, CRP

**Irrigation:** None

**Extras:** None

**Curbs/Gutters:**

**Curbs & Gutters:** No Curbs, No Gutters

**Structures:** No

**Marquee:** No

**Mineral Rights:** No

**Grazing Rights:** No

**Public Remarks:** Introducing 600 acres of CRP offering an impressive return on investment. Enrolled in the CRP program in 2022, this property will generate an annual income of \$18,779 until 2032. Located south of Granada, Colorado, and nearly straight east of the spectacular Two Buttes Mountain, this piece of land definitely lies in a peaceful area of the region. Please call to learn more about this great investment opportunity.

**Directions:** The land is located in the southeast portion of Prowers County, approximately 18 miles east of Two Buttes Mountain. From highway 287, turn east on county road B and continue for 18 miles until you reach county road 26. The west side of the property begins  $\frac{1}{2}$  mile south of the county road B and county road 26 intersection. The northeast side of the property begins one mile east of county road 26.

**MLS/Agent Only Remarks:** Sell also includes parcel number 0800056937.

**List Date:** 2/7/2024

**Days On Market:** 7

**Contract Date:**

**Appointment Contact #:** 719-336-7802

**Orig LP:** \$536,000

**Internet:** Yes

**DsplyAddr:** Yes

**AllowAVM:** No

**AllowCmnts:** No

**Photo:** Provided





**Listing Office:** Cruikshank Realty, Inc (#:885)  
**Main:** (719) 336-7802  
**Fax:** (719) 336-7001  
**Showing #:**

**Listing Agent:** Tress Gadash (#:9)  
**Agent Email:** [tress@2cr2.com](mailto:tress@2cr2.com)  
**Contact #:** (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed