

# 600 ACRE FARM

# CRP FOR SALE

## Two Buttes, CO • Prowers County



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.

### Legal:

Township 27 South, Range 43 West of the 6th P.M.  
Section 32: S $\frac{1}{2}$   
Section 33: NW $\frac{1}{4}$ ; W $\frac{1}{4}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$

**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:</b> 574.20	<b>\$81.07</b>	<b>\$ 18,779</b>

**Deed Acres:** 600

**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.

**TAXES:** \$1,092.34 (2023)

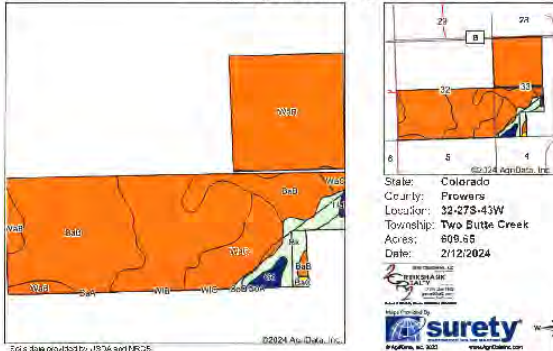
 **Tress Gadash**  
Associate Broker  
**CRUIKSHANK REALTY** Lamar, CO  
(719)336-7802  
Cell (719)691-9596



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.



Thompson Soils Map



State: Colorado  
 County: Prowers  
 Location: 32-27S-43W  
 Acres: 609.66  
 Date: 2/12/2024



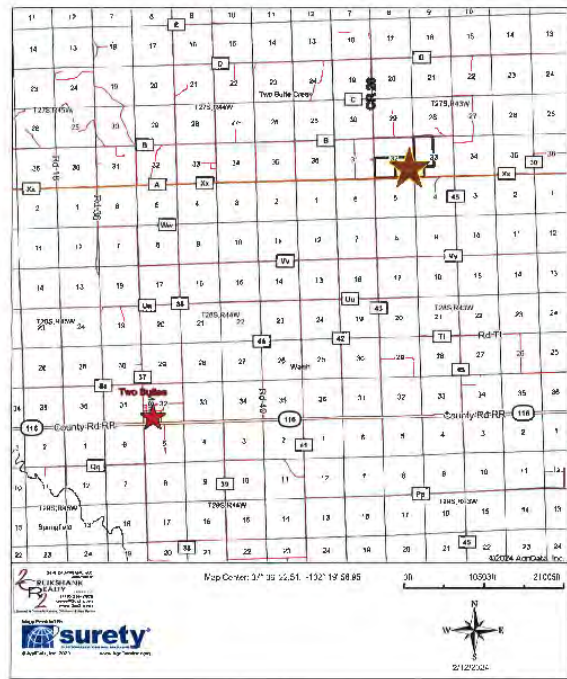
Soils data provided by US NRCS NRCS

Area Symbol: 00000, Soil Area Version: 3

Code	Soil Description	Acres	Percent of field	Soil Legend	Soil Series	Depth (approx) Ki	Other Ki	Water Table Ft	NOCP1 Overall	NOCP1 Conf	NOCP1 Sing. 1 Grades
WwA	Wiley silt loam, 0 to 3 percent slopes	307.38	48.7%	Orange	WwA	16	20		18	14	19
WwB	Wiley silt loam, 0 to 3 percent slopes	163.74	26.8%	Orange	WwB	16	20		18	14	19
WwC	Wiley silt loam, 3 to 5 percent slopes	67.34	11.0%	Orange	WwC	17	21		16	14	18
WwD	Wiley silt loam, 3 to 5 percent slopes	34.47	5.6%	Orange	WwD	17	21		16	14	18
WwE	Wiley silt loam, 3 to 5 percent slopes	7.20	1.2%	Orange	WwE	17	21		16	14	18
WwF	Wiley silt loam, 3 to 5 percent slopes	2.13	0.3%	Orange	WwF	17	21		16	14	18
WwG	Wiley silt loam, 3 to 5 percent slopes	1.06	0.2%	Orange	WwG	17	21		16	14	18
WwH	Wiley silt loam, 3 to 5 percent slopes	0.29	0.0%	Orange	WwH	17	21		16	14	18
WwI	Wiley silt loam, 3 to 5 percent slopes	0.28	0.0%	Orange	WwI	17	21		16	14	18
WwJ	Wiley silt loam, 3 to 5 percent slopes	0.06	0.0%	Orange	WwJ	17	21		16	14	18
Neighborhood Average						17.4	20.8	0.2	16.7	13.9	16.7

\* In Class (very) low, one-digit can be 0, as indicated on the survey & soils data due to rounding.

Thompson Location Map



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

NA County Rd 26 Two Buttes, CO 81084



**Total Acres:** 600  
**Acres Range:** 47+ Acres  
**Acres 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: SE¼; SW¼; Section 33: NW¼; W½SW¼; NE¼SW¼

<b>Parcel Number:</b> <a href="#">0800056934</a>		<b>Parcel #-2:</b> 0800056936	
<b>Lot:</b> n/a	<b>Block:</b> n/a	<b>Tract/Filing/Unit:</b> n/a	<b>Deed Provided:</b> Special
<b>Water Rights:</b> No		<b>Description:</b>	
<b>Frontage:</b>	<b>Lot Faces:</b>	<b>Zoning:</b> AG	
<b>Irregular Lot Size:</b> Yes	<b>Lot Dimensions:</b> 9900x2640	<b>Lot SqFt:</b> 26136000	
<b>POA Dues:</b>	<b>POA Dues Amount:</b>	<b>HOA Dues:</b>	<b>HOA Dues Amount:</b>
<b>HOA Inclusions:</b> None			
<b>Property Disclosure Avail:</b> No		<b>Provide Property Disc:</b> No	
<b>Disclosure:</b> None			
<b>Documents on File:</b> Leases, Photographs, Map, Other-See Remarks			
<b>Variable Commission:</b> No	<b>Commission Type:</b> %	<b>Co-Op %/\$:</b> 2%	<b>Possession:</b> Day of Closing
<b>Commission on Seller Concessions:</b> No	<b>Earnest Money Required:</b> 2%	<b>Earnest Money To:</b> Guaranty Abstract	
<b>Terms:</b> Cash, Conventional	<b>Showing Instructions:</b> Appointment Only, 24 Hr Notice, Listing Agent Must Be Present		
<b>Ownership:</b> Seller			
<b>Exclusions:</b>			

**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:**

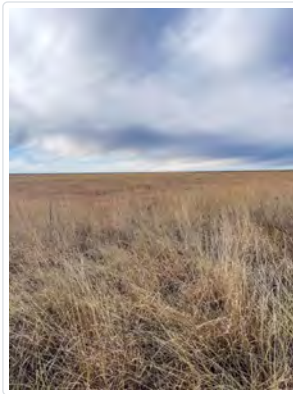
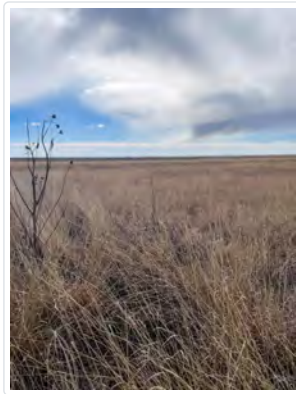
**Crops:** Grasses, CRP  
**Irrigation:** None  
**Extras:** None  
**Curbs/Gutters:**  
**Curbs & Gutters:** No Curbs, No Gutters  
**Structures:** No  
**Marquee:** No  
**Mineral Rights:** No  
**Grazing Rights:** No

**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 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.

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

<b>List Date:</b> 2/7/2024	<b>Days On Market:</b> 7	<b>Contract Date:</b>	<b>Appointment Contact #:</b> 719-336-7802
<b>Orig LP:</b> \$536,000	<b>Internet:</b> Yes	<b>DsplyAddr:</b> Yes	<b>AllowAVM:</b> No
			<b>AllowCmnts:</b> No
			<b>Photo:</b> 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